



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT NO.: 2017004T

PETITIONER(S): 5a7 LLC, ON BEHALF OF
GOLDEN GOOSE ENTERPRISES LLC

PROJECT NAME: ZONING CODE TEXT AMENDMENT – NEW TRADITIONAL NEIGHBORHOOD (TN)
DISTRICT AND AMENDMENT TO COMMERCIAL-MIXED USE (CMU) DISTRICT

PUBLIC HEARING
 YES NO

MEETING DATE: April 5, 2017 (continued from MARCH 15, 2017)

STAFF ASSIGNED: PETER GUGLIOTTA *PG*

1. REQUESTED ACTION(S)

- A. Request of 5a7 LLC, on behalf of Golden Goose Enterprises LLC, for approval of Text Amendments to Chapter 9 (Zoning) of the Municipal Code to amend Section 9-1-2 and to add Section 9-5-13 to create a new TN Traditional Neighborhood District based on the new text found in the application packet.
- B. Request of 5a7 LLC, on behalf of Golden Goose Enterprises LLC, for approval of a Text Amendment to Section 9-8-3 of the Municipal Code (Zoning) regarding development requirements of the C-MU Commercial Mixed Use District, based on the revised text found in the application packet.

2. BACKGROUND

As part of the larger Plum Farms development proposal, the Petitioner is proposing the adoption of a new mixed-density residential zoning district (TN), as well as updates to the CMU Zoning District text.

The new TN District was previously contemplated by the Village Board as part of a 2004 Annexation Agreement that also included the creation of the CMU District and led to the construction of the Poplar Creek Crossing Shopping Center (anchored by Target). An early draft version of the TN District was included as an exhibit to that Agreement, but it was never formally requested, reviewed, or adopted by the Village for inclusion in its Zoning Code.

This proposed text amendment is one of three separate requests being considered by the Planning and Zoning Commission involving the "Plum Farms" proposed development at the northwest corner of Illinois Routes 59 and 72. The other two separate requests involve Rezoning of a portion of the property to the new TN District and a Plat of Subdivision. The Petitioner has provided a consolidated package of applications and background information that covers the plat, rezoning, and text amendments.

The owners are also in the process of requesting approval of Annexation and Development Agreements, as well as a Tax Increment Finance (TIF) District for the Plum Farms development. Those items will be considered separately by the Village Board.

It is important to note that Zoning Code text amendments are not property-specific, but rather they involve changes to the Village's Municipal Code. However, this specific proposal is being made by the owners of specific property who are also asking to have some of their property zoned to the new District and therefore the new text is part of a multi-request application packet that includes the rezoning and subdivision plat.

3. PROPOSAL

TN Traditional Neighborhood District

Full text of proposed Section 9-5-13 is found within the application packet, and the TN listing would also be added to Section 9-1-2 *Establishment of Districts*.

The proposed TN District includes Legislative Intent and Guiding Principles as follows:

The TN, Traditional Neighborhood district is intended to promote development of high-quality, pedestrian-oriented neighborhoods located near shopping, recreation and employment. The district is intended to apply to sites that are easily accessible from existing and proposed major transportation facilities.

Development within the TN zoning district is intended to:

1. provide a mix of housing styles, types, and sizes to accommodate a variety of age groups, household sizes and incomes;
2. encourage housing development in areas that are conveniently accessible to shopping and employment as a means of reducing dependence on automobile travel for residents' daily needs;
3. accommodate development patterns that are safe, comfortable and attractive to pedestrians and bicyclists;
4. facilitate development that supports public transit;
5. be served by a system of interconnected streets, with sidewalks, and bikeways that offer multiple routes for motorists, pedestrians and bicyclists; and
6. conserve significant environmental features.

Following are key highlights of the proposed TN District text:

- The proposed text includes minimum development area and minimum location criteria that must be met in order for property to be classified TN.
- The TN District permitted uses section includes a range of housing types ranging from detached single family, to multi-story multi-family buildings. There are also other permitted and some special uses listed that are very similar to most other residential zoning districts in the Village Code. Unlike the C-MU Commercial Mixed Use District, there are no commercial uses permitted in the TN.

- The text includes a section requiring the designation of building and lot types to occur as part of the site plan and subdivision approval process by the Village. This is critical because it will allow the Village to "lock in" the specific housing type that has been approved for any one particular subdivision, and it will avoid a scenario where an individual future lot owner could legally change one lot in the middle of a block from one housing type to another where it may not be appropriate (i.e. dividing a single family home into a four-plex apartment).
- The proposed text provides for bulk and dimensional standards that vary depending on housing type. The general goal of this district is to promote more compact and walkable communities, with characteristics that are more similar to traditional urban neighborhoods rather than a more-spread out suburban design typically found in most area suburbs. As such, the setbacks and lot sizes are generally smaller than other zoning districts.
- The code provides some general standards that address setbacks and situations that could occur in any of the different housing types, such as the allowance for covered front porches to extend into the front yard setback (similar to other existing districts).
- The tallest height of a multi-family building is 110 feet, which could allow for roughly 10 stories and the height limit for the smaller single family homes would be 38 feet.
- There is a section that references the potential for separate development guidelines and standards to be adopted by the Village through annexation or development agreements which may offer more stringent or less restrictive standards than those found in the TN District. In the case of Plum Farms, there is such a document that will be included with an annexation agreement, however, it is primarily focused on development-related standards found in the Subdivision Code, and not specific items in the TN District Zoning.
- Many aspects of the TN District were drafted to be consistent with the residential components found the C-MU District since they are intended to work as companion districts and be compatible on adjacent properties.
- The TN District include language that facilitates the use of private alleys for residential neighborhoods, and ensures that in an alley development, a future resident cannot also construct a second driveway directly on the public street.

TN Discussion Items

While the proposed TN District contains many individual uses and components that mimic other existing residential districts in the Village Code, the overall intent of the TN District is different from the rest of the Code due to the wide variety of different housing types permitted in a mixed setting, and allowances for more compact setbacks and lot areas. These provisions are intended to allow the Petitioner broad latitude to attract projects that follow a "traditional neighborhood" conceptual style, which is unlike most previous single-product, low density projects in the Village. This approach follows principles commonly referred to as "new urbanism" and "transit oriented design (TOD)" and fosters compact neighborhoods with walkability, connectivity, and a mixture of uses (commercial, residential, employment, public open space, etc.). Other

desirable components include sustainability, ecological sensitivity, high quality architectural design, context-based land planning, and support for all modes of transportation. A guiding principle for this type of development involves a responsiveness to existing site conditions and careful planning to design a project that is context appropriate. In the Petitioner's planned application of this new district on land they intend to develop, pedestrian path connections, preservation of natural water features, along with proximity to significant commercial properties will create the foundation for an arrangement of mixed residential housing types and accessible public spaces. It is most common to find this style of development in suburbs that have an older downtown area or as part of a larger master planned mixed-use community.

It is important to understand that some of the flexibility in the proposed code text that can facilitate the successful execution of a traditional neighborhood development can also lead to negative results if allowed to be taken out of context from the comprehensive design principles that underpin this zoning district. For the Village to ensure desirable results for TN developments, it will be key for the site plan review process to work closely with the new zoning rules.

Following are some key elements of the proposed zoning TN District text that should be highlighted and discussed further:

1. The smallest of the single family detached lot sizes allows for a 3,000 square foot lot with a 30 foot minimum width. This would essentially permitted detached "row" homes that would be very close together. Currently the smallest detached lot permitted in the Village Code is 4,000 square feet (R-7) with a 40 foot minimum width. Lots of this size typically have a "zero-lot line" designation where the home can have zero setback on one side and a 3-5 foot setback on the other.
2. The text provides for a minimum of 12-15 feet of separation between detached garages and the principal house building, depending on whether the building is one story or two. As a typical rear yard design goal, the Village seeks to ensure a minimum of 15-18 feet of level, usable rear yard space for on residential lots in tight design situations. In the TN District on smaller lots where a builder or future homeowner may choose to build at the Code minimum setbacks, rear yards will be very compact and may not allow for commonly accepted outdoor recreation space, such as pools, grilling areas, play areas, etc. Without specific examples where these small setbacks have been successfully built, it is difficult to fully assess how such a small yard area will function.
3. The side and rear setback requirements for multi-family buildings include a graduated increase when adjacent to lots containing a one family dwelling. In principle this is a positive approach, however, the 1 foot additional setback for each 3 feet of building height above the one family dwelling ratio may not do much to mitigate the impacts of taller building next to one family homes in the most extreme examples. As one example, an 80 foot tall apartment building would have a required side setback of 24 feet [based on $10' + ((80-38)/3)$] when next to a single family home lot, which may not be considered a sufficient separation. On the other hand, the Village does have the general ability through the Subdivision Code provisions to require increased landscape buffers where deemed appropriate, and the worst case scenario of a tall apartment next to a single family home is not a likely occurrence.

Overall, the proposed TN Zoning text fits the format of the current Code, while offering a new, mixed-residential use possibility. If the Commission determines some of the specific provisions require additional discussion and possible revision the Petitioner can address these items during the public hearing.

CMU Commerical Mixed Use District Amendment

The complete CMU District text, with amended text noted is found within the application packet.

Several updates to the mixed-use option of CMU Zoning District are proposed (including correction of a minor typo regarding “daycare” uses). Since 2004 when the original CMU District was created, there has only been one development (the Poplar Creek Crossing Shopping Center) built using these standards. That particular project was built under the commercial-only provisions of the CMU District, and there has been no development utilizing the mixed-use option of this district. Most changes to the text involve the mixed use option.

Following is a summary of the proposed CMU District amendments:

- The Design Guidelines and Standards reference language has been modified to be consistent with the new TN District.
- The minimum habitable floor area of the residential units has been reduced to 1,400 square feet for one family and two family units, and to 600 square feet for multi-family units. This change has been proposed to allow developers to be more responsive to current market trends in housing construction, which often includes smaller units.
- The general standards that apply to residential developments have been modified to match the TN District. These are generally acceptable, however, the same rear yard usable space issue noted above in the TN review occurs in the CMU District.
- The existing section on “Streets” that was included in 2004 has been deleted since all of these items are covered more comprehensively in the Village Subdivision Code (Chapter 10) where this topic is more appropriately addressed.

The changes to the CMU District will have no impact on any existing development since no property has been developed using the standards that are changing.

7. TEXT AMENDMENT STANDARDS

Section 9-1-17 of the Zoning Code – *Standards for a Text Amendment* - states that the Planning and Zoning Commission shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such amendment is in the public interest and is not solely for the interest of the petitioner.

Text amendments to the Zoning Code involve changes to the regulations that apply to all properties in the Village.

With regards to the new proposed TN District, the current Village Code does not have a mixed residential use district that would accommodate a variety of lot and building types in a master-planned development situation. Some communities have a Code provision that allows for a Planned Unit Development (PUD) which would allow for a “master plan” with adjoining neighborhoods that have different housing types that

following standards of several different zoning districts, but Hoffman Estates' Code does not have such an option. This has been noted as a deterrent to more of the progressive "new urbanist" development projects.

8. STAFF SUMMARY

Other than the few items highlighted in this memo for discussion, the proposed new TN District and the CMU amendments raise no concerns.

Attachments: Application and related materials (included in Plum Farms multi-request application packet received March 8, 2017)



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT NO.: 2016028P

PROJECT NAME: PLUM FARMS REZONING

PROJECT ADDRESS/LOCATION: WEST SIDE OF ILLINOIS STATE ROUTE 59, AND EAST AND WEST SIDES OF OLD SUTTON ROAD, APPROXIMATELY 600 FEET NORTH OF HIGGINS ROAD (ILLINOIS STATE ROUTE 72)

PUBLIC HEARING YES NO

REZONING MASTER SIGN PLAN AMENDMENT SPECIAL USE VARIATION
PRELIMINARY & FINAL SITE PLAN AMENDMENT PRELIMINARY & FINAL PLAT

MEETING DATE: April 5, 2017
(continued from March 15, 2017)

STAFF ASSIGNED: PETER GUGLIOTTA

REQUESTED MOTION

Approval of a request by 5a7 LLC (applicant), on behalf of Golden Goose Enterprises LLC and Rubina Realty Corporation (owners), for rezoning (upon annexation), of approximately 146 acres located on the west side of Sutton Road (Illinois Route 59), and east and west sides of Old Sutton Road, approximately 600 feet north of Higgins Road (Illinois Route 72), to a proposed new Traditional Neighborhood (TN) District.

INCLUDES RECOMMENDED CONDITIONS YES NO

ACRES: 146 (APPROXIMATE)		CURRENT ZONING DISTRICT: Unincorporated Cook County PROPOSED ZONING DISTRICT: TN Traditional Neighborhood*
ADJACENT PROPERTIES:	NORTH: vacant & landscape/nursery business, unincorporated Cook County	SOUTH: vacant & outdoor storage lot, Zoned CMU in Hoffman Estates
	EAST: Single Family Detached Homes in South Barrington	WEST: CN Railroad & Forest Preserve in Barrington Hills, plus a portion of vacant CMU-zoned land in Hoffman Estates
Property Index Numbers: 01-28-301-003, 01-33-100-002, part of 01-33-100-001		

**New Zoning District proposed to be created*

BACKGROUND

This proposed rezoning is one of three separate requests being considered by the Planning and Zoning Commission involving the "Plum Farms" proposed development at the northwest corner of Illinois Routes 59 and 72. The other two separate requests involve Zoning Code Text Amendments and a Plat of

Subdivision. The Petitioner has provided a consolidated package of applications and background information that covers the plat, rezoning, and text amendments.

The owners are also in the process of requesting approval of Annexation and Development Agreements, as well as a Tax Increment Finance (TIF) District for the Plum Farms development. Those items will be considered separately by the Village Board.

The subject properties are bounded by Illinois Route 59 (Sutton Road) on the east, the Canadian National Railroad Right of Way on the west, unincorporated land to the north (a portion of which contains a rural landscaping business and nursery), and additional land within Hoffman Estates on the south that is under the same ownership control as the subject property. Old Sutton Road (under Cook County jurisdiction) runs north-south through the properties. The subject properties are vacant and currently in unincorporated Cook County. The properties were previously within the Village of Barrington Hills and after a lengthy court process, the owners disconnected from that community and are seeking annexation into Hoffman Estates. The subject rezoning land and the land to the south are being planned as part of a master development that includes three primary parcels of land that collectively could include over 1,000 dwelling units plus potentially some commercial development at the corner of Illinois Routes 59 and 72. This subject properties, plus the adjacent land to the south and southwest are subject to three separate Annexation and Development Agreements being written work in concert with each other toward a unified development plan.

Consideration of the proposed rezoning is subject to Village Board adoption of a Zoning Code Text Amendment to create a new TN Zoning District. This rezoning review should occur as if the new zoning district text *has been adopted*. A condition of approval is included to address this conditional review.

This proposed rezoning was originally contemplated as part of a 2004 Annexation Agreement, subject to a disconnection court case that ultimately removed the property from Barrington Hills.

PROPOSED REZONING (no site development plans are proposed at this time)

The proposed zoning district requested for these properties (TN – Traditional Neighborhood) is intended to allow for a mixed-density residential development that could contain a number of different housing types and lot sizes ranging from multi-story apartments to single family detached homes. This new TN district is the subject of a separate text amendment requests by the same petitioner and is addressed in a separate Staff Report.

The requirements of the new proposed zoning district anticipate that the TN District should only be applied to properties in excess of 50 acres and within reasonable proximity to State highways. The subject properties conform to those new requirements.

In considering a rezoning request (zoning map amendment), the Planning & Zoning Commission shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such amendment is in the public interest and is not solely for the interest of the applicant. Specifically, Section 9-1-17.E.2 of the Zoning Code (Amendments) states:

Where the purpose and effect of the proposed amendment is to change the zoning classification of a particular property, the Planning and Zoning Commission, shall make findings based upon the evidence presented to it in each specific case with respect to the following:

- a. Existing uses of property within the general area of the property in question;
- b. The zoning classification of property within the general area of the property in question;
- c. The suitability of the property in question for the uses permitted under the existing zoning classification;
- d. The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was placed in its present zoning classification.

The proposed TN Zoning District is designed to be compatible with the adjacent CMU District property to the south (which is also under the control of the Petitioner) since it could contain mixed use residential development, as well as compatible commercial uses. The residential development to the east in South Barrington is separated by State Route 59 and is generally compatible with the proposed zoning. The unincorporated land to the north currently contains a transitional rural landscape business use and the land to the west across the railroad right of way is open space (Cook County Forest Preserve).

The proposed rezoning is consistent with the Village's 2007 Comprehensive Plan, which designated this area for *Office Retail Residential Mixed Use* in recognition that it would likely develop as mixed use residential extension of the commercial development pattern established in the past several years near the corner of State Routes 59 and 72.

RECOMMENDED CONDITIONS

1. This request is subject to Village Board approval of a Zoning Code text amendment creating a new Traditional Neighborhood (TN) Zoning District.
2. This rezoning will be subject to the terms of the 145 acre Annexation Agreement under consideration by the Village Board for the subject properties.
3. This rezoning approval does not authorize any development or construction activity. Future development of this property is subject to the Village's Subdivision and Site Plan requirements.

Attachments: Application and related materials (included in Plum Farms multi-request application packet received March 8, 2017)



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT NO.: 2016045P

PROJECT NAME: PLUM FARMS SUBDIVISION

PROJECT ADDRESS/LOCATION: WEST SIDE OF STATE ROUTE 59, NORTH SIDE OF STATE ROUTE 72, EAST SIDE OF CN RAILROAD

PUBLIC HEARING YES NO

REZONING MASTER SIGN PLAN AMENDMENT SPECIAL USE VARIATION

PRELIMINARY & FINAL SITE PLAN PRELIMINARY & FINAL SUBDIVISION PLAT

MEETING DATE: April 5, 2017
(continued from March 15, 2017)

STAFF ASSIGNED: PETER GUGLIOTTA

REQUESTED MOTIONS

Approval of a request by 5a7 LLC (applicant), on behalf of Golden Goose Enterprises LLC, Plum Farms OSR72, and Rubina Realty Corporation (owners) for a preliminary and final plat of subdivision for the 186.348-acre Final Plat of Plum Farms Subdivision, located at the northwest corner of Higgins Road (Illinois Route 72) and Sutton Road (Illinois Route 59).

INCLUDES RECOMMENDED CONDITIONS YES NO

ACRES:	186.348
PINs:	01-28-301-003, 01-33-100-002, part of 01-33-100-001, 01-32-200-005, 01-33-101-001, 01-33-103-005

BACKGROUND

The subject properties are technically owned by three separate entities, but each entity shares some common ownership. Collectively the owners of all the subject properties have authorized Anthony Iatarola of 5a7 LLC to be the owner's representative for the planning and zoning proposals.

This proposed subdivision plat is one of three separate requests being considered by the Planning and Zoning Commission involving the "Plum Farms" proposed development at the northwest corner of Illinois Routes 59 and 72. The other two separate requests involve Zoning Code Text Amendments and Rezoning. The Petitioner has provided a consolidated package of applications and background information that covers the plat, rezoning, and text amendments. A full size copy of the proposed plat is also included in the packet.

The owners are also in the process of requesting approval of Annexation and Development Agreements, as well as a Tax Increment Finance (TIF) District for the Plum Farms development. Those items will be considered separately by the Village Board.

PRELIMINARY AND FINAL SUBDIVISION PROPOSAL

The proposed Final Plat of Plum Farms Subdivision contains a total of 186.348 acres and would establish three separate lots that correspond to the different ownership groups as follows:

Lot	Acres
Lot 1	146.153
Lot 2	16.204
Lot 3	23.991
TOTAL:	186.348

The proposed Lot 1 area is presently unincorporated, but is subject to an annexation request and is expected to be approved for annexation prior to the recording of this plat, therefore the plat document depicts the land as being within the Hoffman Estates municipal boundaries. Lots 2 and 3 have previously been annexed. All the subject land is vacant except for some temporary outdoor storage uses that exist at the northwest corner of Illinois Route 72 and Old Sutton Road.

The primary purpose of this plat is to establish legal zoning lots on a recorded subdivision plat based on the three separate ownership areas of the land. This plat is a necessary step for the owners to proceed with other aspects of the development proposal. No site plan or other development approvals are being considered at this time.

The plat is bounded on the east and south by existing IDOT right of way (Routes 59 and 72), and on the west by existing Canadian National Railroad property. The only public roadway contained within the subject properties is Old Sutton Road (under Cook County jurisdiction) which runs north-south through the center of the property, but only exists as prescriptive right of way under the State law since it was never formally dedicated on a plat. The petitioner is proposing to delay dedication of this right of way until a later date when specific development plans and traffic study information can be used to determine the exact width of right of way that will be needed.

At the time any Lot within this subdivision plat is resubdivided and site plan requests are considered, the required rights of way dedications will need to occur, including right of way for Old Sutton Road, which will involve both Village and Cook County review. This is addressed in the recommended conditions of approval.

There are no new utility or stormwater easements proposed with this plat since there are no new utilities or stormwater facilities being proposed or approved for construction. Previously, the Village approved a stormwater plan for the property, but regional stormwater regulations have since changed and the stormwater plan will need to be amended. As such time as site plans are proposed for development on this property, stormwater (and other) easements will need to be provided in accordance with Village requirements.

SUBDIVISION PLAT DOCUMENT DISCUSSION ITEMS

The subdivision plat document complies with the requirements of the State Plat Act and most requirements of Section 10-6-3 of the Village Subdivision Code. The Petitioner has detailed three specific interpretation items from the Subdivision Code where the document complies with the intent of the Village Code, but not necessarily the technical detailed requirements. These items are very minor in nature and do not materially affect the content of the plat. The surveyor has explained and documented these items in a memorandum included in the application packet (dated October 25, 2016 from Spaceo, Inc.). Staff recommends that the Petitioner's approach to these items is acceptable and this is addressed in the recommended conditions.

The Petitioner is requesting this plat be approved without dedicating the formal right of way for Old Sutton Road at this time. It is proposed that the required dedication occur with future resubdivision and site plan requests when development plan and traffic study review can be used to determine the specific dimensions of right of way needed. Since Old Sutton bisects Lot 1, any resubdivision of Lot 1 will require the right of way dedication be addressed for the full extent of Lot 1 and it will need to conform to Village Code (and the Annexation Agreement provisions). Because the lot line between Lots 2 and 3 runs down the centerline of Old Sutton Road, it will be necessary for the roadway design and right of way dedication for the portion of Old Sutton adjacent to these two lots to be addressed concurrently. Any resubdivision of either Lot 2 or Lot 3 will require that right of way be dedicated from both lots when either Lot is resubdivided.

In addition to Village requirements, the right of way dedication and road improvement plans for Old Sutton Road will require Cook County Highway Department approvals.

SUMMARY

For the Planning and Zoning Commission review, the petitioner has provided paper copies of the plat document which do not yet contain owner or other signatures. Prior to consideration by the Village Board, it is required that the complete signed Mylar copy of the plat be delivered to the Village for final review by Corporation Counsel, and any necessary corrections to the ownership signatures or other technical legal language items will need to be made.

RECOMMENDED CONDITIONS

1. The final signed Mylar plat shall be provided to the Village with all applicable non-Village signatures prior to Village Board action on the plat, with ownership signatures provided as required by Corporation Counsel.
2. The final plat document is subject to any required technical revisions as determined by Village Corporation Counsel.
3. The plat is determined to comply with the Village technical requirements regarding the document scale and method of depicting the property boundaries found in Section 10-6-3 of the Subdivision Code, based on the detail items addressed in the Petitioner's application materials (memorandum dated October 25, 2016, from Spaceo, Inc.).

4. A Subdivision Code waiver is granted to Section 10-6-3 for approval of this plat without the required right of way dedication for Old Sutton Road subject to the following provisions:
 - a. Any proposed resubdivision or request for site plan approval on any part of Lot 1 shall require the formal dedication of public road right of way for the entirety of Old Sutton Road that lies within Lot 1, in accordance with Village Code and Cook County Highway Department requirements.
 - b. Any proposed resubdivision or request for site plan approval for any part of Lot 2 or Lot 3 shall require the formal dedication of public road right of way for the entirety of Old Sutton Road that lies upon and traverses the common lot line between Lots 2 and 3, in accordance with Village Code and Cook County Highway Department requirements.
 - c. At the time of review of any right of way dedication for Old Sutton Road, the Village shall consider Village Code requirements, Cook County Highway requirements, applicable engineering plans, traffic study recommendations, related site plan documents, and provisions of the Annexation and Development Agreements applicable to the three lots to determine the required right of way width.
5. Approval of the Plum Farms Plat of Subdivision is subject to Village annexation of the proposed Lot 1 prior to recording of the plat.

Attachments: Final Plat of Plum Farms Subdivision (draft dated 3/6/2017)
Application and related materials (included in Plum Farms multi-request application packet received March 8, 2017)



PLUM FARMS

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Project Narrative

I. Summary of Applications

Pursuant to the attached applications, the Owners (defined below) are collectively seeking approval of (i) a Zoning Code Text Amendment Application (Tab 2), requesting that the Village amend its Zoning Code to create a new zoning district known as the “Traditional Neighborhood District”, (ii) a Zoning Code Text Amendment Application (Tab 3), requesting that the Village amend the “Commercial-Mixed Use District” within its Zoning Code, (iii) a Re-zoning Application (Tab 4), requesting that the Village re-zone certain property (Lot 1 in the proposed Plum Farms Subdivision) to be annexed to the Village to the new Traditional Neighborhood District, and (iv) a Final Plat of Subdivision Application (Tab 5), requesting that the Village approve a final plat of subdivision for the property commonly known as “Plum Farms Subdivision.”

The applicants are the following owners of the following proposed lots within the proposed Plum Farms Subdivision:

Lot	Address/Location	PIN	Status and Zoning	Owner (collectively, “Owners”)
1	344 Old Sutton Road Barrington Hills, IL 60010 302 Higgins Road Barrington Hills, IL 60010 300 Higgins Road Barrington Hills, IL 60010	01-28-301-003, 01-33-100-002, and 01-33-100-001	Unincorporated, Cook County R-1 Single-Family Residence District	Golden Goose Enterprises LLC
2	Northwest corner of Old Sutton Road and Higgins Road	01-32-200-005 and 01-33-101-001	Incorporated, Hoffman Estates C-MU Commercial- Mixed Use District	Plum Farms OSR72, LLC and Rubina Realty Corporation
3	276 Higgins Road Hoffman Estates 60192	01-33-103-005	Incorporated, Hoffman Estates C-MU Commercial- Mixed Use District	Rubina Realty Corporation

II. Zoning Code Text Amendment Application - Traditional Neighborhood District (Tab 2)

5a7 LLC, on behalf of the Owner of Lot 1, has filed applications requesting that the Village (i) amend its Zoning Code to create a new Traditional Neighborhood (TN) zoning district classification and (ii) as discussed in part IV below, re-zone Lot 1 into the TN district.

The TN district is intended to promote compact, walkable, mixed-housing neighborhoods that are well-served by transportation facilities and located near shopping, entertainment and employment opportunities. The TN district seeks to promote “traditional neighborhood” developments which are generally characterized by their:

- Mix of housing types, styles and sizes (in recognition of the different needs of individuals and families at different stages of life)
- Accessibility to shopping and employment
- Compact and connected development patterns (making them safe, attractive and convenient for pedestrians, bicyclists, and motorists)
- High-level of amenities (making them attractive to consumers and in keeping with the Village’s high-quality image).

The proposed TN district would be available only to projects with an area of 50 acres or more. It would permit the following housing types:

- One-family detached dwellings (on small, medium and large-sized lots)
- One-family detached zero lot line dwellings
- One-family attached dwellings
- Two-family dwellings
- Multiple dwellings.

At the time of site plan or subdivision plat approval, applicants will be required to identify the housing types proposed.

The new TN district is proposed because none of the Village’s existing zoning classifications allow the pattern and style of development needed to ensure successful implementation of the “traditional neighborhood” concept discussed above.

III. Zoning Code Text Amendment Application – Commercial-Mixed Use District (Tab 3)

The Village Zoning Code already includes the proposed Commercial-Mixed Use (C-MU) zoning district. Lots 2 and 3, within the proposed Plum Farms Subdivision, are already zoned within the C-MU district. 5a7 LLC, on behalf of the Owners of Lots 2 and 3, has filed an application requesting that the Village amend the C-MU provisions of the Zoning Code. These amendments:

- Help ensure that the Village’s Zoning Code accommodates and promotes residential development that is responsive to modern consumer preferences as well as the Village’s desire for high-quality housing options for residents of all ages, lifestyles, and needs. This will be accomplished by proposed changes in Sec. 9-8-3.C.5 that
 - Reduce minimum floor area requirements for one-family attached and two-family dwellings from 1,800 to 1,400 square feet
 - Reduce minimum floor area requirements for multi-family (multiple) dwellings from 1,000 to 600 square feet.
- Authorize the Village to impose Design Guidelines and Standards on a case by case (and agreement by agreement) basis for property developed within the C-MU district, which may include specific standards for street and alley locations and dimensions; this change would allow the Village to utilize the C-MU district in a manner similar to a “planned development” process.
- Eliminate setback requirements for garages and other non-habitable accessory buildings that back up to railroad rights of way.
- Clarify that porches, compatible in design with the principal structure, may encroach up to six feet from the principal structure.
- Increase the separation requirements between garages and residential structures, but allow “breeze-way” type structures, without setback limitations.
- Eliminate street curb cuts for single-family dwellings and smaller multi-family (three units or less) buildings, if they have direct access to an alley.

IV. Zoning Map Amendment – Re-Zone Lot 1 to TN District (Tab 4)

5a7 LLC, on behalf of the Owner of Lot 1 has filed an application requesting that the Village re-zone Lot 1 into the TN district. This request is supported by the following factors:

Existing uses of property within the general area of the property in question:

The TN district would allow single-family detached, single-family attached, and multi-family uses on Lot 1. These residential uses are compatible with land uses that surround Lot 1, including (i) to the east, other residential uses in South Barrington, (ii) to the south, vacant land and temporary outdoor storage uses, (iii) to the west, vacant land and forest preserve uses, and (iv) to the north, vacant land and landscaping uses. The TN district is consistent with the residential uses to the east and the other surrounding vacant and temporary land uses.

The zoning classification of property within the general area of the property in question:

The land surrounding Lot 1 is (i) to the east, PUD (Residential) (in the Village of South Barrington), (ii) to the south, part of Lot 2 and Lot 3 within the Plum Farms Subdivision, which are both zoned in the C-MU district and are expected to develop with a commercial and residential mixed use development (Lot 3) and a multi-family development (Lot 2), (iii) to the west, part of Lot 2 within the Plum Farms Subdivision, which is zoned in the C-MU district and is expected to develop with a multi-family development and the Spring Grove Forest Preserve, owned by the Forest Preserve District of Cook County, and (iv) to the north, R-1 (Cook County).

The suitability of the property in question for the uses permitted under the existing zoning classification:

Lot 1 is currently zoned in the R-1 Single-Family Residence District in Cook County. Pursuant to the Cook County Zoning Code: "The R-1 Single-Family Residence District is intended to provide for *estate-type single-family residential development* on lot sizes adequate to allow *individual wells and sewage disposal systems*. This district is intended to create an environment that allows a mixture of *agricultural uses* and homes on lots larger than typical urban-type residential areas. The permitted uses, lot areas, setbacks and other requirements are designed to encourage a quality residential area in a *rural setting*. This district is located where *rural-type development presently exists and where similar residential development appears likely in the future.*" (emphasis added). This zoning is inconsistent with any other zoning district in the Village. Lot 1 is

not suitable for such a restrictive zoning district, particularly in light of the trend of development in the area.

The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was placed in its present zoning classification:

The property that has developed in the general area of Lot 1 includes (i) the Woods of South Barrington, a residential development in South Barrington, on the east side of Route 59, (ii) the Poplar Creek shopping center, at the southwest corner of Routes 72 and 59, (iii) the Arboretum shopping center at the northeast corner of Routes 72 and 59, (iv) development within Prairie Stone, including office, entertainment, and retail uses. The traditional neighborhood development that would occur within the TN district is consistent with this trend. It would promote high quality, mixed-housing well-served by transportation facilities, that would readily take advantage of the nearby shopping, entertainment and employment opportunities.

V. Plat of Subdivision (Tab 5)

Owners have also filed an application for a final plat of subdivision that would subdivide the Plum Farms site into three subdivided lots. Owners have included with that application a letter from their civil engineer explaining the limited exceptions from the Village Code that Owners are seeking with respect to approval of the plat of subdivision.

VI. Project Summary

A. History of Plum Farms

Following is a brief history of the Plum Farms property:

- In 1959, the year of the Village's incorporation, the Owners' predecessors acquired the southwest ("SWC") and northwest ("NWC") corners at the intersection of State Routes 59 and 72.
- In the early 1990's, the owners dedicated to IDOT land from the SWC and the NWC for two traffic signals on Route 59 and 8 points of access along Routes 59 and 72.
- In 2001, the owners filed a petition to disconnect proposed Lot 1 from Barrington Hills. In 2009, the Illinois Supreme Court affirmed the disconnection.
- In 2004, the owners annexed the NWC and the SWC to the Village.
- In 2006, on the SWC, Archon opened Poplar Creek Crossing, the largest retail project in the Village.

- In 2005/2006, the owners relocated a natural gas pipeline that bisected the NWC, freeing up vital land on the NWC for commercial development.
- In 2016, 8,000 additional square feet of retail (including Starbucks) opened in the Village on the SWC.

B. Proposed Project/Development Program

- Lots 1, 2, and 3 of the proposed Plum Farms Subdivision encompass approximately 185 acres of land. Approximately 60 acres are undevelopable, because of wetlands and other natural areas. The Owners project that Plum Farms will consist of approximately:
 - 125,00-175,000 square feet of commercial (primarily retail and entertainment, with some medical and office)
 - 500+ multi-family residential units, and
 - 535+ detached and attached single family homes. We estimate the phasing of Plum Farms' build-out will occur from 2017 to 2024, subject to market conditions.
- The Owners desire to build a community with the primary focus on intergenerational living within a sustainable, technological environment that allows for aging independently in place and embraces its eco-system and surroundings in a new-urban environment.
- The Owners desire to attract a grocer, entertainment uses, restaurants, hardware store, neighborhood services and other retail that will enhance the "walkability factor" of the project and serve Plum Farms and nearby communities.
- The Owners desire to contribute to the vitality of Hoffman Estates and the surrounding region.

C. Recreational and Other Community Benefits

The plans for Plum Farms include parks, pedestrian paths, a creek walk, dog park, outdoor art, an ice-skating rink, public plazas, meditation space, and significant greenspace for the community and residents of the Village. Under Owners' plans, Plum Farms will provide office space, a grocer, hardware store, a farm-to-table and other restaurants, and neighborhood services, including cleaners, fitness centers, and a hair salon. Plum Farms will provide diversified housing stock likely to attract new Village residents and offer Village residents (both long-term and young adult) who are seeking alternative housing an opportunity to remain in the Village. The planned housing will help activate development of additional retail, office and entertainment near the Village's western boundary.

D. Market Research Summary

1. Commissioned Studies

Metrostudy prepared (i) a Project Feasibility Assessment – Market Analysis, New Apartment Development dated May of 2013 and (ii) a Project Feasibility Assessment – Feasibility & Absorption Analysis Plum Farms Development, Dated August 4, 2015, Hoffman Estates, IL (“Studies”). The Studies examined and evaluated the feasibility and market potential of “for sale” and “for rent” living within Plum Farms. The Studies project feasibility and good sales velocity for the planned housing within Plum Farms.

The overall strength in the Chicago metropolitan area and the absence of any scalable vacant land in the relevant sub-market, along with the age of housing stock and limited product types available, have significantly escalated projected rents and sales prices for apartments and homes respectively since the studies were released.

2. Additional Market Data

Owner have gathered additional market data for the proposed commercial developments within Plum Farms through extensive dialogue with (i) the Jaffe Companies who built and later sold the Arboretum, and (ii) Urban Street Group (USG) who is building the first new apartments in Schaumburg in over 40 years. USG is currently under contract to build 252 apartments and row homes in Plum Farms within proposed Lot 2. The Owners also vetted market data for the projected housing by conferring with national and local real estate development groups, including Toll Brothers, DR Horton, Streetscape, and E.R. James Companies and with real estate consultants, including Tom Kranz, formerly of GMAC.

VII. Disclosure of Owners (Tab 6)

The statutorily required disclosure of Owners is attached at Tab 6.

VII. Conclusion

We look forward to undertaking Plum Farms’ contribution to the Village’s Growing to Greatness.

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VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION ZONING CODE TEXT AMENDMENT APPLICATION

FOR VILLAGE USE ONLY

Hearing Fee \$500.00 Check No. _____ Date Paid _____

Project Number: _____

Meeting Date: _____ Staff Assigned: _____

Section to be Amended: _____ Subject: _____

PLEASE PRINT OR TYPE

Applicant Information

Anthony Iatarola		5a7 LLC
Name		Company
22 East Dundee Road suite 23		Barrington
Street Address		City
IL	60010	847-421-0050
State	Zip Code	Telephone Number
		ai@5a7.net
		E-Mail Address
Fax Number		

Briefly describe Applicant's interest in and reason for requesting Zoning Code Amendment:

See attached Addendum A.

See attached proposed text amendment to create
"Traditional Neighborhood District."

Please attach any relevant information, including proposed text language, to support this request.

ACKNOWLEDGMENT

Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village.

Further, Applicant acknowledges, understands and agrees that only formal action (including, but not limited to, motions, resolutions and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable or otherwise.

Please contact the Planning Division (located in the Municipal Building) with any questions:

Address: 1900 Hassell Road
Hoffman Estates, IL 60169
Phone: (847) 781-2660
Fax: (847) 781-2679

The Applicant, by signing this Application, certifies to the correctness of the application and all submittals.

Applicant's Signature:  _____

Applicant's Name (Please Print): Anthony Iatarola

Date: February 10, 2017

**Addendum A to
Zoning Text Amendment Application
to Create the
“Traditional Neighborhood District”**

5a7 LLC, on behalf of Golden Goose Enterprises LLC, respectfully requests that the Village amend the Village of Hoffman Estates Zoning Code to create a new zoning district known as the “Traditional Neighborhood District.” The text of the proposed new zoning district is attached to this application. 5a7 LLC, on behalf of Golden Goose Enterprises, has also filed an application to re-zone Lot 1 within the proposed “Plum Farms Subdivision” to the new “Traditional Neighborhood District.” 5a7 LLC and Golden Goose Enterprises LLC desire to develop such parcels as part of “Plum Farms,” a residential and mixed use project. Please review the Project Narrative (Tab 1) for further detail.

Sec. 9-5-13. TN, Traditional Neighborhood District

A. Legislative Intent

The TN, Traditional Neighborhood district is intended to promote development of high-quality, pedestrian-oriented neighborhoods located near shopping, recreation and employment. The district is intended to apply to sites that are easily accessible from existing and proposed major transportation facilities.

B. Applicability; Locational Criteria

The TN district may be applied only to lands that: (1) are located within 2.0 miles of a Northwest Tollway full interchange (measured from the centerline of the nearest entrance/exit ramp); and (2) are located within 1.25 miles of the intersection of two or more state-maintained roads.

C. Guiding Principles

Development within the TN zoning district is intended to:

1. provide a mix of housing styles, types, and sizes to accommodate a variety of age groups, household sizes and incomes;
2. encourage housing development in areas that are conveniently accessible to shopping and employment as a means of reducing dependence on automobile travel for residents' daily needs;
3. accommodate development patterns that are safe, comfortable and attractive to pedestrians and bicyclists;
4. facilitate development that supports public transit;
5. be served by a system of interconnected streets, with sidewalks, and bikeways that offer multiple routes for motorists, pedestrians and bicyclists; and
6. conserve significant environmental features.

D. Designation of Building and Lot Types

Applicants for site plan or subdivision plat approval shall designate the building and lot types (from Section 9-5-13-G.2) proposed for the lots included in the application for site plan or subdivision plat approval. In reviewing the proposed building type and lot designations, the Village will consider the location, size and arrangement of the lots, the guiding principles of Sec. 9-5-13-C, and other planning principles. Village approval of any site plan or subdivision shall formally designate the building and lot types for the development.

E. Permitted Uses

1. Permitted uses of land or buildings, as hereinafter listed, shall be permitted in the TN district under the conditions specified. No building or lot shall be devoted to any use other than a use permitted hereunder, with the exception of the following:
 - a. Uses lawfully established on the effective date of this Code; and
 - b. Special uses allowed in accordance with the provisions of Section 9-5-13-E.
2. The following uses are permitted in the TN district:

Sec. 9-5-13. TN, Traditional Neighborhood District

- a. Dwellings–One-Family Detached;
- b. Dwellings–One-Family Detached–Zero Lot Line;
- c. Dwellings–One-Family Attached;
- d. Dwellings–Two-Family;
- e. Dwellings–Multiple;
- f. Dwellings, Community Residence located more than 1,000 feet from any existing Community Residence, subject to the requirements of Section 9-3-13 of this Code;
- g. Public libraries;
- h. Recreational, social, or multi-purpose uses typically associated with public parks, public open spaces, public play fields, public or private golf courses, or public recreation areas or buildings;
- i. Public Safety Services that provide fire, police or life protection, together with the incidental storage and maintenance of necessary vehicles;
- j. Public schools, non-boarding;
- k. Accessory uses, including but not limited to the following:
 - (1) Antennas and communication towers;
 - (2) Architectural or landscaping embellishments, such as fountains, bridges and patios;
 - (3) Public utility installations and public service uses to include requirements for the furnishing of electricity, gas, oil, telephone and television services;
 - (4) Storage of building materials (during course of construction only);
 - (5) Temporary buildings for construction purposes, in accordance with the provisions of Section 9-3-10;
 - (6) Parking garages;
 - (7) Games, common residential;
 - (8) Games, home;
 - (9) Garages
 - (10) Greenhouses;
 - (11) Home occupations;
 - (12) Swimming pools and tennis courts, private; and
 - (13) Tool houses, storage sheds and similar buildings for the storage of domestic supplies.

F. Special Uses

Special uses, as hereinafter enumerated, may be allowed in the TN district, subject to the issuance of special use permits in accordance with the provisions of Section 9-1-18. The following special uses may be allowed in the TN district:

Sec. 9-5-13. TN, Traditional Neighborhood District

1. Dwellings, community residence located within 1,000 feet of any existing community residence (See Section 9-3-13-B);
2. Day Care or Nursery School;
3. Religious Assembly, such as customarily occurs in synagogues, temples, mosques and churches;
4. Athletic fields and recreational facilities, non-commercial;
5. Public utility and public service uses;
6. Public and Civic Uses not otherwise listed as a Permitted Use in subsection 9-5-13-D.

G. Area Regulations

1. Minimum Development Area

Property may be classified in the TN district only if, at the time the property is classified, the property, and any right of way that is within, divides, or is adjacent to, such property, contains at least 50 acres. Without limiting the preceding sentence, property that is less than 50 acres in area may be classified in the TN district if it is contiguous with, or separated only by street right-of-way from, an existing TN district.

2. Bulk and Dimensional Standards

a. Dwellings-One Family Detached (including Zero Lot Line)

One-family detached dwellings shall comply with the following bulk and dimensional standards, except as otherwise expressly stated:

Lot Type: Area (sq. ft.)	Minimum Lot Width (ft.)	Minimum Setbacks (feet)			Maximum Height (ft.)
		Front/Street Side	Side [1]	Rear	
I: 3,000–4,399	30	10	3	20	38
II: 4,400–5,499	40	10	4	20	38
III: 5,500–7,499	50	15	5	20	38
IV: 7,500–9,999	60	15	7	20	38
V: 10,000–19,999	80	15	8	20	45
VI: 20,000+	120	15	12	20	45

[1] One side setback may be reduced to zero (0) for zero lot line one-family dwellings, provided that the minimum side setback on the other side of the dwelling is at least 1.5 times the otherwise stated minimum side setback.

b. Dwellings-One-Family Attached

One-family attached dwellings shall comply with the following bulk and dimensional standards, except as otherwise expressly stated:

Building Type	Minimum Lot Width (ft.)	Minimum Setbacks (feet)				Maximum Height (ft.)
		Front/Street Side	Common/ Abutting Walls	End Walls	Rear	
One-family attached on lots with depth of 80 feet for less	20	10	0	7[1]	0	45

Sec. 9-5-13. TN, Traditional Neighborhood District

Building Type	Minimum Lot Width (ft.)	Minimum Setbacks (feet)			Maximum Height (ft.)	
		Front/Street Side	Common/ Abutting Walls	End Walls		Rear
One-family attached on lots with depth greater than 80 feet	20	10	0	7[1]	20	42

[1] End walls are exterior walls that are generally parallel to party walls and that do not adjoin or abut another one-family attached dwelling. The setback for end walls is 8 feet if one or both of the one-family attached dwellings includes a garage at its front façade.

c. Two-Family Dwellings

Two-family dwellings shall comply with the following bulk and dimensional standards, except as otherwise expressly stated:

Building Type	Minimum Lot Area (sq. ft.)	Minimum Lot Width	Minimum Setbacks (feet)			Maximum Height (ft.)
			Front/Street Side	Side	Rear	
Two-family	4,400	40	10	4	20	38

d. Multiple Dwellings

Multiple dwellings shall comply with the following bulk and dimensional standards, except as otherwise expressly stated:

Building Type	Minimum Lot Area (sq. ft.)	Minimum Lot Width	Minimum Setbacks (feet)			Maximum Height (ft.)
			Front/Street Side	Side	Rear	
Multiple dwelling (1-3 stories in height) [2]	5,500	50	10	7	20	45
Multiple dwelling (4+ stories in height) [2]	10,000	100	15	10[1]	20[1]	110

[1] Plus 1 foot of additional setback per each 3 feet of building height above the maximum height limit that applies to any abutting lot occupied by a one-family dwelling.

[2] For the purpose of this section, "story" means that part of a building between the surface of a floor and the ceiling immediately above. However, basements and attics count as a "story" only when they also qualify as part of a building's defined "gross floor area."

e. General Standards

- (1) The Village Board of Trustees shall be authorized to prescribe the minimum lot area for all public and civic buildings and Special Uses.
- (2) The maximum height of antennas and communication towers shall be in accordance with Section 9-3-9.
- (3) All principal buildings and accessory parking facilities shall be set back at least 25 feet from state and county road rights-of-way and from all property lines abutting non-TN districts, provided that garages and non-habitable accessory buildings are not subject to minimum setbacks from railroad rights-of-way.
- (4) All garage entries shall be set back at least 20 feet from public street rights-of-way.

Sec. 9-5-13. TN, Traditional Neighborhood District

- (5) Alley-loaded garages shall be set back at least 2.5 feet from the rear property line.
- (6) A porch that is covered entirely by a roof that is constructed of materials compatible with those used on the principal structure shall be subject to the setback of the principal structure, or extend up to 6 feet from the principal structure, whichever permits the larger porch.
- (7) Detached garages and other accessory buildings shall be allowed within required rear setbacks, except:
 - (a) detached garages and other accessory buildings shall occupy no more than 480 square feet or 60% of the area of the rear yard, whichever is greater; and
 - (b) detached garages must be separated from one-story principal buildings by a distance of at least 12 feet and from 2 or more-story principal buildings by a distance of at least 15 feet. Garages attached to principal buildings by a permanent enclosure are not subject to the minimum separation distance requirement of this paragraph.
- (8) When 2 or more principal residential buildings are located on the same lot (where permitted), the minimum separation distance between principal buildings must be at least twice the required minimum side setback for the lot.
- (9) When a lot occupied by 3 or fewer dwelling units has direct vehicular access to an alley, no curb cut to an abutting public or private street shall be allowed from such lot.

H. General Regulations

For additional regulations and requirements pertaining to development in the TN district see Article 3 of this Code (General Requirements and Procedures Applicable within Various Districts).

I. Guidelines and Standards

If the Village enters into an annexation agreement or a development agreement that governs the development of a parcel of property within the TN District, the Village Board may approve, and incorporate in such agreement, Design Guidelines and Standards that are consistent with this Section 9-5-13 and that apply to the development of such property. When so adopted and incorporated, unless stated otherwise in such an agreement, the Design Guidelines and Standards will control over any conflicting provisions of the Village Code. Review for compliance with adopted Design Guidelines and Standards shall occur during the site plan/subdivision plat approval process. Such agreements must be available for public inspection in the office of the Village Clerk or the Department of Community Development.

3



**VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING COMMISSION
ZONING CODE TEXT AMENDMENT APPLICATION**

FOR VILLAGE USE ONLY

Hearing Fee **\$500.00** Check No. _____ Date Paid _____
Project Number: _____
Meeting Date: _____ Staff Assigned: _____
Section to be Amended: _____ Subject: _____

PLEASE PRINT OR TYPE

Applicant Information

Anthony Iatarola	5a7 LLC
Name	Company
22 East Dundee Road suite 23	Barrington
Street Address	City
IL 60010	847-421-0050
State Zip Code	Telephone Number
	ai@5a7.net
Fax Number	E-Mail Address

Briefly describe Applicant's interest in and reason for requesting Zoning Code Amendment:

See attached Addendum A.

See attached proposed text amendment to amend

"Commercial-Mixed Use District."

Please attach any relevant information, including proposed text language, to support this request.

ACKNOWLEDGMENT

Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village.

Further, Applicant acknowledges, understands and agrees that only formal action (including, but not limited to, motions, resolutions and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable or otherwise.

Please contact the Planning Division (located in the Municipal Building) with any questions:

Address: 1900 Hassell Road
Hoffman Estates, IL 60169
Phone: (847) 781-2660
Fax: (847) 781-2679

The Applicant, by signing this Application, certifies ~~the correctness~~ of the application and all submittals.

Applicant's Signature:  _____

Applicant's Name (Please Print): Anthony Iatarola

Date: February 10, 2017

**Addendum A to
Zoning Text Amendment Application
to Amend the
“Commercial-Mixed Use District”**

5a7 LLC, on behalf of Rubina Realty Corporation and Plum Farms OSR72 LLC, respectfully requests that the Village amend the Village of Hoffman Estates Zoning Code to amend the provisions of the Village zoning district known as the “Commercial-Mixed Use District.” The text of the proposed amendments is attached to this application, showing the proposed changes in red-line format. 5a7 LLC, Rubina Realty Corporation, and Plum Farms OSR72 LLC desire to develop certain parcels within the Commercial-Mixed Use District, as part of “Plum Farms,” a residential and mixed use project. Please review the Project Narrative (Tab 1) for further detail.

Sec. 9-8-3. - C-MU Commercial Mixed-Use District.

A. *General.*

1. *Legislative Intent.* The C-MU, Commercial-Mixed-Use District is a dual-purpose zoning classification that is intended to accommodate either (1) moderate- to high-intensity business and commercial development or (2) moderate- to high-intensity, mixed-use development. The district is intended to be applied only to large sites that are easily accessible from major transportation facilities. The business and commercial uses allowed within the C-MU District are intended to serve a neighborhood, community and/or regional market.
2. *Applicability; Locational Criteria.* Property may be classified in the C-MU district only if, at the time it is so classified, if:
 - a. Is located within one and one-half miles of a Northwest Tollway full interchange (measured from the centerline of the nearest entrance/exit ramp);
 - b. Is located within three-quarters of one mile of the intersection of two or more state-maintained roads; and
 - c. Complies with the minimum site area standards of Section 9-8-3-A.3.
3. *Minimum Area of District.* Property may be classified in the C-MU District only if, at the time the property is classified, the property, and any right-of-way that is within, divides, or is adjacent to, such property, contains at least 60 acres. Without limiting the preceding sentence, property that is less than 60 acres in size may be classified in the C-MU District if it is contiguous with, or separated only by street right-of-way from, an existing C-MU District.
4. *Development Options.*
 - a. Property within the C-MU District may be developed in accordance with either the commercial development option of subsection 9-8-3-B or the mixed-use development option of subsection 9-8-3-C, but not both.
 - b. Property within the C-MU District may be developed only after such development has been approved in accordance with the approval procedures of Section 9-8-3-A.5.
5. *Approval Procedure.*
 - a. Property in the C-MU District may be developed only after such development has been approved in accordance with the applicable site plan/subdivision plat approval procedures found in Article 2 of the Village Subdivision Code.
 - b. The applicant for site plan or subdivision plat approval shall designate the development option under which the property will be developed when an application for site plan or subdivision plat approval is submitted to the Village.
 - c. If property is proposed to be developed in phases, the applicant, with its application for site plan or subdivision plat approval shall submit a concept plan for all of the property. Such concept plan must identify the projected schedule for submitting site plans/subdivision plats for subsequent project phases, proposed land uses for subsequent phases and the general arrangement of major utilities and vehicular circulation routes within the property as a whole.

B. *Commercial Development Option.*

1. *Description.* The commercial development option is intended to accommodate moderate to high-intensity retail and commercial development, typically in the form of shopping centers or concentrations of stand-alone retail businesses that are planned and designed as part of a unified development.

2. *Permitted Uses.*

- a. Permitted uses of land or buildings, as hereinafter listed, shall be permitted under the commercial development option of the C-MU District under the conditions specified. No building or lot shall be devoted to any use other than a use permitted hereunder, with the exception of the following:
 - (1) Uses lawfully established on the effective date of this Code; and
 - (2) Special uses allowed in accordance with the provisions of Section 9-8-3-B-3.
- b. The following uses are permitted under the commercial development option of the C-MU District:
 - (1) Art galleries;
 - (2) Automobile sales and service that are conducted as one integrated business operation and are located on lots with a minimum area of at least four acres;
 - (3) Automobile, battery and tire repair services that are conducted completely within enclosed buildings;
 - (4) Bakeries, retail;
 - (5) Barber shops and beauty shops, provided no more than 20 percent of the customer-accessible floor space shall be used for massage services;
 - (6) Bookstores;
 - (7) Business, music, dance or commercial schools;
 - (8) Clothing stores;
 - (9) Department stores;
 - (10) Discount retailers;
 - (11) Drug stores;
 - (12) Electrical appliance sales (including repair);
 - (13) Financial institutions, where the use is located within a larger permitted business, or where the use occupies 50 percent or less of the floor area of a multi-tenant building;
 - (14) Florist shops and greenhouses for retail sales only;
 - (15) Furniture stores;
 - (16) Gasoline sales as an ancillary use associated with a retail sales establishment with a gross floor area of 45,000 square feet or more;
 - (17) Governmental buildings and uses;
 - (18) Grocery stores and retail beverage sales, including food stores, liquor stores and wine stores;
 - (19) Hardware stores;
 - (20) Home improvement stores, including building material, remodeling supply, and decorating supply sales;
 - (21) Offices, including administrative, professional, medical/dental and governmental offices;
 - (22) Printing and copying shops;
 - (23) Restaurants, not including stand-alone, drive-through restaurants; and
 - (24) Other retail stores and services.

3. *Special Uses.* Special uses, as hereinafter enumerated, may be allowed under the commercial development option of the C-MU District, subject to the issuance of special use permits in accordance with the provisions of Section 9-1-18. The following special uses may be allowed under the commercial development option of the C-MU District:
 - a. Animal hospitals and veterinary clinics;
 - b. Stand-alone drive-through restaurants;
 - c. Game rooms, restaurant;
 - d. Game rooms, dart playing facility;
 - e. Health clubs;
 - f. Hotels and motels;
 - g. Personal improvement services offering informational, instructional, personal and similar services of a nonprofessional nature (typical uses include tanning salons, yoga studios, driving schools, and martial arts studios);
 - h. Nursery school or day care centers;
 - i. Theaters, indoor (not including outdoor motion picture theaters); and
 - j. All other public, civic or commercial uses not otherwise listed as a Permitted or Special Use in Sections 9-8-3-B-2 or 9-8-3-B-3.
 - k. Financial institutions, where the use occupies a freestanding building or more than 50 percent of the floor area of a multi-tenant building. In addition to the special use standards in Section 9-1-18-1, it shall be demonstrated that the use will not have a detrimental effect on the mix of retail and non-retail uses in the immediate area, and that the building can be adapted for a different use in the future.
4. *Accessory Uses.* Accessory uses that are customary, incidental and subordinate to allowed principal uses shall be permitted by-right under the commercial development option of the CMU District, provided that such accessory uses are subject to the site plan approval procedures found in Article 2 of the Village Subdivision Code. Permitted accessory uses shall expressly include but are not limited to the following:
 - a. Antennas and communication towers;
 - b. Architectural or landscaping embellishments, such as fountains, bridges and patios;
 - c. Drive-in or drive-through service windows accessory to a permitted or approved special use;
 - d. Game area;
 - e. Games, common business;
 - f. Outdoor seating areas accessory to restaurants;
 - g. Parking lots and parking garages;
 - h. Public utility installations and public service uses to include requirements for the furnishing of electricity, gas, oil, telephone and television services;
 - i. Storage of building materials (during course of construction only); and
 - j. Temporary buildings for construction purposes, in accordance with the provisions of Section 9-3-10.
5. *Area Regulations.*
 - a. *Lot Area.* The minimum lot area shall be 40,000 square feet, unless otherwise approved at the time of subdivision plat or site plan approval.

- b. *Lot Width.* The minimum lot width shall be 100 feet.
 - c. *Front Yard.* The minimum front yard setback shall be 20 feet.
 - d. *Side Yard.* No minimum side yard setback is required for common or abutting walls. The minimum side yard in all other cases shall be 20 feet.
 - e. *Rear Yard.* The minimum rear yard setback shall be 20 feet.
 - f. *Floor Area Ratio.* The maximum floor area ratio shall be 0.5.
6. *Outdoor Display and Storage.*
- a. The sale, servicing, storage, and display of goods and/or materials shall be conducted within buildings or permanent improved areas, unless otherwise approved at the time of subdivision plat or site plan approval.
 - b. Permitted outdoor display areas must be located on private property and may not encroach into required yards (setbacks) or into required landscape areas.
7. *Height Regulations.*
- a. The maximum building height shall be 45 feet, provided that the maximum building height for buildings with a gross floor area of more than 45,000 square feet shall be 65 feet.
 - b. The maximum height of antennas and communication towers shall be in accordance with Section 9-3-9.
-
8. *Off-Street Parking.*
- a. It is the intent of the Village to ensure that off-street parking is adequate to serve projected demand for off-street parking, while not requiring excessive amounts of parking that would be unsightly, unreasonably increase stormwater runoff, or contribute unnecessarily to the air temperature heating effect associated with large areas of paving (urban heat island effect).
 - b. Minimum off-street parking ratios under the commercial development option of the C-MU district are as follows:

Land Use	Minimum Parking Ratio
Offices	3.5 spaces per 1,000 square feet
Restaurants	
* Fast food (with or without drive-through)	15 spaces per 1,000 square feet
* Sit Down "Family"	12.3 spaces per 1,000 square feet
* Quality (hour or more stay)	18 spaces per 1,000 square feet
Other Allowed Uses	See Section 10-5-2-B of the Subdivision Ordinance and Section 9-3-2-B of this Ordinance

-
- c. Reductions or increases in required parking may be approved by the Village as part of the site plan approval process based on research and/or parking demand studies provided by the applicant for site plan approval. In evaluating requests for reductions of increases or alternative parking ratios, the Village Board of Trustees shall accord significant weight to customary and usual studies and evidence provided by the applicant, including but not limited to the following:
- (1) Differences in peak operating hours among uses;
 - (2) Opportunities for shoppers to park once and visit multiple destinations within the development;
 - (3) Existing and projected transit service;
 - (4) Opportunities for peak parking demand for uses on outlots to be met by nearby parking spaces within a shopping center's common parking areas;
 - (5) Opportunities for different land uses, owners or tenants to share the supply of off-street parking; and
 - (6) Median and average parking demand for similar developments, based on data to be provided by the applicant.
9. *General Regulations.* For additional regulations and requirements pertaining to development under the CMU commercial development option see Article 3 of this Code (General Requirements and Procedures Applicable within Various Districts).
10. *Signs.*
- a. Unless otherwise expressly stated in this Section 9-8-3, development under the commercial development option of the C-MU District shall be subject to the general sign standards applicable to B-2 Districts under Section 9-3-8 and the specific Business District sign standards applicable to B-2 Districts under Section 9-3-8.
 - b. Exceptions and modifications to the general sign standards of Section 9-3-8 and the specific Business District sign standards of Section 9-3-8.M.10 may be authorized by the Village Board only in accordance with the Master Sign Plan procedures of Section 9-8-3-B-11.
11. *Master Sign Plans.*
- a. If an applicant for site plan approval desires to obtain approval of a Master Sign Plan, the applicant shall submit such an application with the application for site plan approval. The application for Master Sign Plan approval shall be reviewed by the Department of Development Services and the Planning and Zoning Commission, which shall make a recommendation to the Village Board of Trustees.
 - b. The Master Sign Plan must include all parcels within the site plan for the property and, if the property is being developed in phases, all parcels depicted in the concept plan, if a concept plan is required pursuant to Section 9-8-3-A-5-c, and include a narrative and graphic explanation of the following:
 - (1) Number, location, type and placement of signs on the subject property;
 - (2) Sign materials and methods of illumination;
 - (3) Height and size of signs and sign band areas; and
 - (4) Colors and letter/graphic styles.

- c. The Village Board of Trustees shall act to approve, approve with conditions or deny the application for Master Sign Plan approval.
 - d. The Village Board of Trustees is authorized to approve the Master Sign Plan if it determines that implementation of the Master Sign Plan will:
 - (1) Result in architecture and graphics of a scale appropriate for the subject development and the surrounding area;
 - (2) Provide signage consistent with the site plan and architecture of the proposed project;
 - (3) Avoid visual clutter;
 - (4) Allow consumers to readily identify establishments offering goods and services to meet their needs, while addressing the community's need for attractive, unobtrusive architecture and commercial graphics; and
 - (5) Result in a unified theme of signage for the project.
 - e. Changes to the text of a sign and to business or other logos depicted on a sign, may be approved pursuant to the sign permit process provided for in Section 9-3-8-A. No other change to a sign included in a Master Sign Plan shall be made except as prescribed in the approved Master Sign Plan or as approved by the Village Board of Trustees in accordance with the Master Sign Plan approval procedures of subsection 9-8-3-B-11.a.
12. Design Guidelines and Standards. The C-MU (Commercial) If the Village enters into an annexation agreement or a development agreement that governs the development of a parcel of property within the C-MU District, the Village Board may approve, and incorporate in such agreement, Design Guidelines and Standards that are consistent with this Section 9-8-3.B and that apply to the development of such property. When so adopted and incorporated, unless stated otherwise in such an agreement, the Design Guidelines and Standards will control over any conflicting provisions of the Village Code. Review for compliance with adopted Design Guidelines and Standards shall apply to development under the commercial development option of the C-MU District. Review for compliance with these guidelines and standards shall occur during the site plan/subdivision plat approval process. The C-MU (Commercial) Design Guidelines and Standards have been adopted under the Village Administrative Procedure Act (Section 6-7-1 of the Municipal Code) and are Such agreements must be available for public inspection in the office of the Village Clerk or the Department of Community Development. The C-MU (Commercial) Design Guidelines and Standards shall override or otherwise modify comparable standards of the Village Municipal Code and, in the event of a conflict between the C-MU (Commercial) Design Guidelines and Standards and the otherwise applicable standards of the Village Code, the C-MU (Commercial) Design Guidelines and Standards shall govern.

C. *Mixed-Use Development Option.*

- 1. *Description.* The mixed-use development option is intended to accommodate a mixture of complementary land uses including housing, retail, offices, commercial services, and public/civic uses. Other specific purposes of the mixed-use development option include:
 - a. Creating high-quality living, working and shopping opportunities in a traditional town center environment;
 - b. Promoting economic and social vitality;
 - c. Promoting commercial and mixed-use areas that are safe, comfortable and attractive to pedestrians;
 - d. Encouraging linked, multi-purpose automobile trips;
 - e. Providing flexibility in the siting and design of new developments to anticipate changes in the marketplace;
 - f. Reinforcing streets as public places that encourage safe pedestrian and bicycle travel;

- g. Providing roadway and pedestrian connections to residential areas;
 - h. Providing appropriate transitions between high traffic streets and surrounding residential areas;
 - i. Encouraging efficient land use by facilitating compact development and minimizing the amount of land devoted to surface parking;
 - j. Facilitating development that supports public transit, where applicable, by providing for suitable land use mix, density, and design; and
 - k. Maintaining safe and efficient traffic circulation.
2. *Permitted Uses.*
- a. Permitted uses of land or buildings, as hereinafter listed, shall be permitted under the mixed-use development option of the C-MU District under the conditions specified. No building or lot shall be devoted to any use other than a use permitted hereunder, with the exception of the following:
 - (1) Uses lawfully established on the effective date of this Code; and
 - (2) Special uses allowed in accordance with the provisions of Section 9-8-3-C-3.
 - b. The following uses are permitted:
 - (1) Art galleries;
 - (2) Bakeries, retail;
 - (3) Barber shops and beauty shops, provided no more than 20 percent of the customer-accessible floor space shall be used for massage services;
 - (4) Bookstores;
 - (5) Business, music, dance or commercial schools;
 - (6) Clothing stores;
 - (7) Department stores;
 - (8) Discount retailers;
 - (9) Drug stores;
 - (10) Dwelling-Multiple, including single-purpose residential buildings and condominiums above retail or other nonresidential space;
 - (11) Dwelling—One-Family Attached;
 - (12) Dwelling—Two-Family;
 - (13) Electrical appliance sales (including repair);
 - (14) Financial institutions, where the use is located within a larger permitted business, or where the use occupies 50 percent or less of the floor area of a multi-tenant building;
 - (15) Florist shops and greenhouses for retail sales only;
 - (16) Furniture stores;
 - (17) Governmental buildings and uses;
 - (18) Grocery stores and retail beverage sales, including food stores, liquor stores and wine stores;
 - (19) Hardware stores;
 - (20) Health clubs;

- (21) Home improvement stores, including building material, remodeling supply, and decorating supply sales;
 - (22) Offices, including administrative, professional, medical/dental and governmental offices;
 - (23) Printing and copying shops;
 - (24) Restaurants, not including stand-alone, drive-through restaurants;
 - (25) Theaters, indoor (not including outdoor motion picture theaters); and
 - (26) Other retail stores and services.
3. *Special Uses.* Special uses, as hereinafter enumerated, may be allowed under the mixed-use development option of the C-MU District, subject to the issuance of special use permits in accordance with the provisions of Section 9-1-18. The following special uses may be allowed under the mixed-use development option of the C-MU District:
- a. Game rooms, restaurant;
 - b. Game rooms, dart playing facility;
 - c. Hotels and motels;
 - d. Personal improvement services offering informational, instructional, personal and similar services of a nonprofessional nature (typical uses include tanning salons, yoga studios, driving schools, and martial arts studios);
 - e. Nursery school or day ~~care~~care centers;
 - f. All other public, civic or commercial use not otherwise listed as a Permitted or Special Use in paragraphs 2. or 3. of this subsection C.
 - g. Financial institutions, where the use occupies a freestanding building or more than 50 percent of the floor area of a multi-tenant building. In addition to the special use standards in Section 9-1-18-1, it shall be demonstrated that the use will not have a detrimental effect on the mix of retail and non-retail uses in the immediate area, and that the building can be adapted for a different use in the future.
4. *Accessory Uses.* Accessory uses that are customary, incidental and subordinate to allowed principal uses shall be permitted by-right under the mixed-use development option of the CMU District, provided that such accessory uses are subject to the site plan approval procedures found in Article 2 of the Village Subdivision Code. Permitted accessory uses shall expressly include but are not limited to the following:
- a. Antennas and communication towers;
 - b. Architectural or landscaping embellishments, such as fountains, bridges and patios;
 - c. Game area;
 - d. Games, common business;
 - e. Outdoor seating areas accessory to restaurants;
 - f. Parking lots and parking garages;
 - g. Public utility installations and public service uses to include requirements for the furnishing of electricity, gas, oil, telephone and television services;
 - h. Storage of building materials (during course of construction only); and
 - i. Temporary buildings for construction purposes, in accordance with the provisions of Section 9-3-10.

5. *Area Regulations.*

a. *Bulk and Dimensional Standards.*

(1) *Dwelling—One-Family Attached.* One-family attached dwellings shall comply with the following bulk and dimensional standards:

Building Type	Minimum Lot Width (ft)	Minimum Setbacks (feet)				Maximum Height (ft)	Minimum Habitable Floor Area (sq. ft.)
		Front/Street Side	Common/Abutting Walls	End Walls	Rear		
One-family attached dwellings on lots with depth of 80 feet or less	20	10	0	7[1]	0	45	1,800-400
One-family attached dwellings on lots with depth greater than 80 feet	20	10	0	7[1]	20	42	1,800-400

[1] End walls are exterior walls that are generally parallel to party walls and that do not adjoin or abut another one-family attached dwelling. The setback for end walls is eight feet if one or more of the one-family attached dwellings includes a front-loaded garage.

(2) *Dwelling—Two-Family.* Two-family dwellings shall comply with the following bulk and dimensional standards:

Building Type	Minimum Lot Area (sq. ft.)	Minimum Lot Width	Minimum Setbacks (feet)			Maximum Height (ft)	Minimum Habitable Floor Area (sq. ft.)
			Front/Street Side	Side	Rear		
Two-family	4,400	40	10	4	20	38	1,800-400

(3) *Dwelling—Multiple.* Multiple dwellings shall comply with the following bulk and dimensional standards:

Building Type	Minimum Lot Area (sq. ft.)	Minimum Lot Width	Minimum Setbacks (feet)			Maximum Height (ft)	Minimum Habitable Floor Area (sq. ft.)
			Front/Street Side	Side	Rear		
Multiple dwelling (up to 45 feet in height)	5,500	50	10[1]	7	20	45	1,000 600
Multiple dwelling (more than 45 feet in height)	10,000	100	15[1]	10[2]	20	125	1,000 600

[1] No front/street side setback required for residential units above ground-floor nonresidential space (mixed-use buildings).

[2] Plus one foot of additional setback per each three feet of building height above 42 feet on sides abutting lots containing one-family attached dwellings.

(4) *Uses Other than Dwellings.* All uses other than dwellings shall comply with the following bulk and dimensional standards:

Building Type	Minimum Lot Area (sq. ft.)	Minimum Lot Width	Minimum Setbacks (feet)			Maximum Height (ft)
			Front/Street Side	Side	Rear	
Nonresidential	5,500	50	0	0	0	65

(5) *General Standards.*

(a) The Village Board of Trustees shall be authorized to prescribe the minimum lot area for all Special Uses.

(b) The maximum height of antennas and communication towers shall be in accordance with Section 9-3-9.

(c) All principal buildings and accessory parking facilities shall be set back at least 20 feet from state and county road rights-of-way. All principal buildings shall be set back at least 20 feet from any railroad right-of-way, provided that garages and

non-habitable accessory buildings are not subject to minimum setbacks from railroad rights-of-way.

- (d) Garages that are accessed from alleys shall be set back at least two and one-half feet from the rear property line.
- ~~(e) Porches not exceeding 15 feet in height shall be allowed to encroach into front setbacks by up to 50 percent of the required setback depth.~~
- (e) A porch that is covered entirely by a roof that is constructed of materials compatible with those used on the principal structure shall be subject to the setback of the principal structure, or extend up to 6 feet from the principal structure, whichever permits the larger porch.
- (f) Detached garages and other accessory buildings shall be allowed within required rear setbacks, ~~provided that~~ except:
 - (1) detached garages and other accessory buildings shall occupy no more than 480 square feet or 60-percent% of the area of the rear yard, whichever is greater; and
 - (2) detached garages shall ~~must~~ be located ~~separated~~ from one-story principal buildings by a distance of at least seven ~~12 feet from and~~ from 2 or more-story principal buildings by a distance of at least 15 feet. Garages attached to principal buildings by a permanent enclosure are not subject to the principal building minimum separation distance requirement of this paragraph.
- (g) Garages that are accessed from alleys are expressly exempt from the driveway spacing standards of Section 10-5-4 of the Village Subdivision Ordinance.
- (h) When a lot occupied by 3 or fewer dwelling units has direct vehicular access to an alley, no curb cut to an abutting public or private street shall be allowed from such lot.

- b. *Floor Area Ratio.* The total combined floor area ratio of all uses (nonresidential plus residential) within a C-MU mixed-use development shall not exceed 1.2. The total combined floor area ratio of all residential uses within such a mixed-use development shall not exceed 1.0. These FAR limitations apply to the gross area of a mixed-use development, not to individual buildings or individual site plans for phases within a mixed-use development.

6. *Outdoor Display and Storage.*

- a. The sale, servicing, storage, and display of goods and/or materials shall be conducted within buildings or permanent improved areas, except as otherwise approved as part of the site plan or subdivision plat approval process.
- b. Permitted outdoor display areas must be on private property and may not encroach into required yards (setbacks) or into required landscape areas.

7. *Off-Street Parking.*

- a. It is the intent of the Village to ensure that off-street parking is adequate to serve projected demand for off-street parking, while not requiring excessive amounts of parking that would be unsightly, unreasonably increase stormwater runoff, or contribute unnecessarily to the air temperature heating effect associated with large areas of paving (urban heat island effect).
- b. Minimum off-street parking ratios for residential uses under the mixed-use development option of the C-MU district are as follows:

Use/Building Type	Minimum Parking Ratio
Residential	
* One-family attached	2 spaces per dwelling unit
* Two-family	2 spaces per dwelling unit
* Multiple dwelling	1.5 spaces per dwelling unit

- c. Minimum off-street parking ratios for nonresidential uses under the mixed-use development option of the C-MU District shall be determined by the Village Board at the time of site plan approval based on parking studies and data to be provided by the applicant for site plan approval. Such studies and data shall identify parking ratios used in similar types of mixed-use, pedestrian-oriented developments and the differences, if any, in parking demands of such developments, compared to conventional retail/commercial developments.
- d. In evaluating proposed parking ratios for nonresidential uses, the Village Board of Trustees shall accord significant weight to customary and usual studies and evidence provided by the applicant, including but not limited to the following:
 - (1) Differences in peak operating hours among uses;
 - (2) Opportunities for shoppers to park once and visit multiple destinations within the development;
 - (3) Existing and projected transit service;
 - (4) Opportunities for peak parking demand for uses on outlots to be met by nearby parking spaces within the development's common parking areas;
 - (5) The availability of on-street parking;
 - (6) Opportunities for different land uses, owners or tenants to share the supply of off-street parking; and
 - (7) Median and average parking demand for similar developments.
- 8. *General Regulations.* For additional regulations and requirements pertaining to development under the CMU mixed-use development option see Article 3 of this Code (General Requirements and Procedures Applicable within Various Districts).
- 9. *Signs.*
 - a. Unless otherwise expressly stated in this Section 9-8-3, development under the mixed-use development option of the C-MU District shall be subject to the general sign standards applicable to B-2 districts under Section 9-3-8 and the specific Business District sign standards applicable to B-2 districts under Section 9-3-8.
 - b. Exceptions and modifications to the general sign standards of Section 9-3-8 and the specific Business District sign standards of Section 9-3-8-M-10 may be authorized by the Village Board only in accordance with the Master Sign Plan procedures of Section 9-8-3-C-10.
- 10. *Master Sign Plans.*

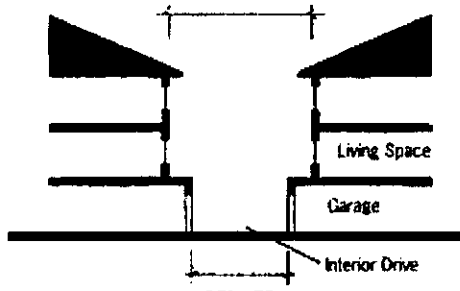
- a. If an applicant for site plan approval desires to obtain approval of a Master Sign Plan, the applicant shall submit such an application with the application for site plan approval. The application for Master Sign Plan approval shall be reviewed by the Department of Development Services and Planning and Zoning Commission, which shall make a recommendation to the Village Board of Trustees.
- b. The Master Sign Plan must include all parcels within the site plan for the property and, if the property is being developed in phases, all parcels depicted in the concept plan, if a concept plan is required pursuant to Section 9-8-3-A-5-c, and include a narrative and graphic explanation of the following:
 - (1) Number, location, type and placement of signs on the subject property;
 - (2) Sign materials and methods of illumination;
 - (3) Height and size of signs and sign band areas; and
 - (4) Colors and letter/graphic styles.
- c. The Village Board of Trustees shall act to approve, approve with conditions or deny the application for Master Sign Plan approval.
- d. The Village Board of Trustees is authorized to approve the Master Sign Plan if it determines that implementation of the Master Sign Plan will:
 - (1) Result in architecture and graphics of a scale appropriate for the subject development and the surrounding area;
 - (2) Provide signage consistent with the site plan and architecture of the proposed project;
 - (3) Avoid visual clutter;
 - (4) Allow consumers to readily identify establishments offering goods and services to meet their needs, while addressing the community's need for attractive, unobtrusive architecture and commercial graphics; and
 - (5) Result in a unified theme of signage for the project.
- e. Changes to the text of a sign and to business or other logos depicted on a sign, may be approved pursuant to the sign permit process provided for in Section 9-3-8-A. No other change to a sign included in a Master Sign Plan shall be made except as prescribed in the approved Master Sign Plan or as approved by the Village Board of Trustees in accordance with the Master Sign Plan approval procedures of Section 9-8-3-C-10.a.

~~11. Streets.~~

- ~~a. Streets and pedestrian routes are critical elements in the appearance and function of transit-oriented, mixed-use developments. In order to encourage alternative modes of transportation and provide options to driving, mixed-use developments should accommodate pedestrians, transit, bicycles and automobiles.~~
- ~~b. Streets within a mixed-use development shall be interconnected both internally and externally to disperse traffic and accommodate a variety of routes.~~
- ~~c. In order to accomplish the foregoing objectives, minor streets and alleys within a mixed-use development shall be exempt from the minimum right of way width standards found in Section 10-3-2 of the Subdivision Ordinance. Unless reductions are otherwise expressly approved during the site plan or subdivision plat approval process, the minimum right of way width of minor streets shall be 58 feet.~~
- ~~d. Alleys shall be permitted in a mixed-use development. The minimum paved width of an alley shall be 16 feet, unless 20 feet is required pursuant to Section 9-8-3-C-11.e. Unless otherwise expressly approved, the local street pavement specifications of Subdivision~~

~~Ordinance Section 10-3-2-B-1 shall apply to alleys. Alleys shall be of an inverted-crown design; curb and gutter is not required.~~

- ~~e. When garages serving one-family attached dwellings are attached to one another (i.e., no side yards exist to provide emergency access between garages), alleys serving such dwellings shall have a minimum paved width of 20 feet and the minimum clear, horizontal separation between such alley-facing garages shall be 25 feet.~~



- ~~f. When the front or rear wall of a one-family attached dwelling faces the front or rear wall of another one-family attached dwelling, such walls must be separated by a minimum distance of 35 feet, provided that this separation distance shall apply only to those portions of the dwellings containing habitable floor space.~~

12. ~~Design Guidelines and Standards. The C-MU (Mixed-Use) If the Village enters into an annexation agreement or a development agreement that governs the development of a parcel of property within the C-MU District, the Village Board may approve, and incorporate in such agreement, Design Guidelines and Standards that are consistent with this Section 9-8-3.C and that apply to the development of such property. When so adopted and incorporated, unless stated otherwise in such an agreement, the Design Guidelines and Standards will control over any conflicting provisions of the Village Code. Review for compliance with these guidelines adopted Design Guidelines and standards Standards shall occur during the site plan/subdivision plat approval process. The C-MU (Mixed-Use) Design Guidelines and Standards shall be deemed to override or otherwise modify comparable standards of the Village Municipal Code and, in the event of a conflict between the C-MU (Mixed-Use) Design Guidelines and Standards and the otherwise applicable standards of the Village Code, the C-MU (Mixed-Use) Design Guidelines and Standards shall govern.~~

(Ord. No. 4238-2011, § 4(Exh. B), 5-2-11)

4



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING GENERAL APPLICATION*

Special Use for _____ Rezoning from R-1 (County) to TN (Village)

Variation: Commercial Residential Sign

Plat (Subdivision & Others): Preliminary Final

Site Plan: Amendment Concept Preliminary Final

Master Sign Plan: Amendment

Other: _____

*** ADDENDUM MATERIALS ARE REQUIRED FOR SPECIFIC REQUESTS**

Posting of Notification Sign(s) may be required.

Specific requirements will be provided when your request is scheduled.

FOR VILLAGE USE ONLY

Hearing Fee _____ Check No. _____ Date Paid _____

Project Number: _____

Staff Assigned: _____

Meeting Date: _____

Public Hearing: Yes No

Sign Posting Required: Yes No

Date Sign Posted _____

PLEASE PRINT OR TYPE

Date: February 10, 2017

Project Name: Plum Farms (proposed Lot 1)

Project Description: Residential and Mixed Use

Project Address/Location: See Addendum A

Property Index No. See Addendum A

Acres: See Addendum A Zoning District: Cook County R-1

I. Owner of Record

Golden Goose Enterprises LLC

Name		Company
22 East Dundee Road Suite 23		Barrington
Street Address		City
IL	60010	847-421-0050
State	Zip Code	Telephone Number
		ai@5a7.net
Fax Number		E-Mail Address

II. Applicant (Contact Person/Project Manager)

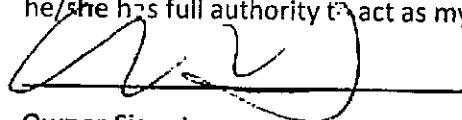
Anthony Iatarola		5a7 LLC
Name		Company
22 East Dundee Road Suite 23		Barrington
Street Address		City
IL	60010	847-421-0050
State	Zip Code	Telephone Number
		ai@5a7.net
Fax Number		E-Mail Address

Applicant's relationship to property: Developer

III. Owner Consent for Authorized Representative

It is required that the property owner or his designated representative be at all requests before the Planning and Zoning Commission (PZC). During the course of the meeting, questions may arise regarding the overall site, site improvements, special conditions to be included in a PZC recommendation, etc. The representative present must have knowledge of the property and have the authority to make commitments to comply with any and all conditions included in the PZC recommendations. Failure to have the owner or designated representative present at the meeting can lead to substantial delays in the hearing process. **If the owner cannot be present at the meeting, the following statement must be signed by the owner:**

I understand the requirement for the owner or an authorized representative to be present at the meeting with full authority to commit to requests, conditions and make decisions on behalf of the owner. I hereby authorize Anthony Iatarola, Manager, 5a7 LLC to act on my behalf and advise that he/she has full authority to act as my/our representative.

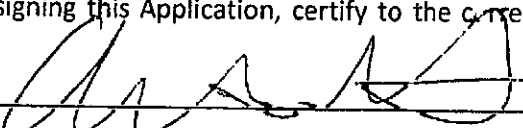

Owner Signature

Golden Goose Enterprises LLC
Print Name Anthony Iatarola

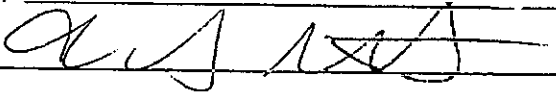
IV. Acknowledgement(s)

- Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village. Further, Applicant acknowledges, understands and agrees that only formal action (including, but not limited to, motions, resolutions and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable or otherwise.
- Planning and Zoning Commission members and Village Staff often conduct inspections of subject site(s) as part of the pre-hearing review of requests. These individuals will be carrying official Village identification cards that can be shown upon request.

The Owner and Applicant, by signing this Application, certify to the correctness of the application and all submittals.

Owner's Signature: 

Owner's Name (Please Print): Golden Goose Enterprises LLC

Applicant's Signature: 
(If other than Owner)

Applicant's Name (Please Print): 5a7 LLC

Date: February 10, 2017

All requests must be accompanied by the items required and all fees must be paid before the Planning and Zoning Commission can hear any case.

Please contact the Planning Division (located in the Municipal Building) with any questions:

Email: planning@hoffmanestates.org
Address: 1900 Hassell Road
Hoffman Estates, IL 60169
Phone: (847) 781-2660
Fax: (847) 781-2679

Addendums Attached:

- Special Use
- Rezoning
- Variation
- Plat
- Site Plan
- Master Sign Plan
- Other Addendum A

**Addendum A to
Rezoning Application for
Lot 1 of Proposed Plum Farms Subdivision**

1. Parcel:

Golden Goose Enterprises LLC is seeking annexation of Lot 1 of the proposed Plum Farms Subdivision, which is currently located in unincorporated Cook County. Lot 1 is further described as follows:

Parcel	Acreage	Address/Location	PIN	Current Status and Zoning	Owner
Proposed Lot 1	146.304 acres	344 Old Sutton Road Barrington Hills, IL 60010 302 Higgins Road Barrington Hills, IL 60010 300 Higgins Road Hoffman Estates, IL 60195-3733	01-28-301-003, 01-33-100-002, and 01-33-100-001	Unincorporated, Cook County R-1 Single-Family Residence District	Golden Goose Enterprises LLC

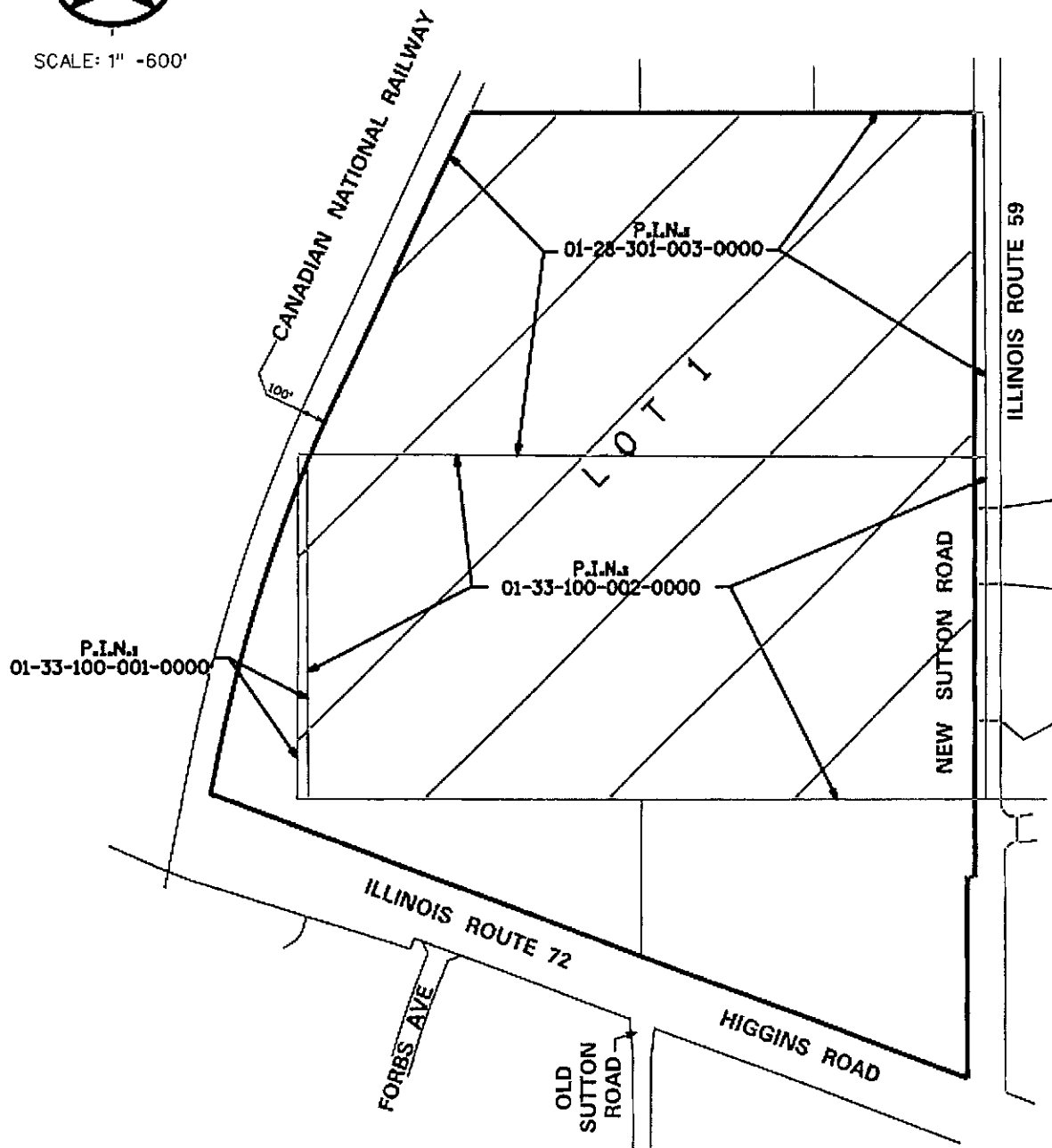
2. Re-Zoning Request:

5a7 LLC, on behalf of Golden Goose Enterprises LLC, has separately applied to the Village for a zoning text amendment, to create the new "Traditional Neighborhood" Zoning District. 5a7 LLC and Golden Goose Enterprises LLC respectfully request that, upon annexation of Lot 1, the Village re-zone Lot 1 to the new Traditional Neighborhood Zoning District. Golden Goose Enterprises LLC authorizes Anthony Iatarola, Manager, 5a7 LLC to act on its behalf.

ZONING EXHIBIT



SCALE: 1" = 600'



 AREAS TO BE REZONED FROM COUNTY R-1 TO VILLAGE TN

REV. 03/01/2017

DATE: 02/09/2017

JOB NO: 8646

FILENAME: 8646Zoning-Exhibit

PAGE 1 OF 1

PARCEL 1: PIN: 01-28-301-003-0000

THAT PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST RIGHT OF WAY LINE OF ELGIN, JOLIET AND EASTERN RAILROAD AND WEST OF THE WEST RIGHT OF WAY LINE OF NEW SUTTON ROAD (ILLINOIS ROUTE 59) AS SHOWN ON THE PLAT RECORDED AS DOCUMENT NUMBER 11190496, IN COOK COUNTY, ILLINOIS.

PARCEL 2: PIN: 01-33-100-002-0000

THAT PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST RIGHT OF WAY LINE OF ELGIN, JOLIET AND EASTERN RAILROAD AND WEST OF THE WEST RIGHT OF WAY LINE OF NEW SUTTON ROAD (ILLINOIS ROUTE 59) AS SHOWN ON THE PLAT RECORDED AS DOCUMENT NUMBER 11190496 (EXCEPT THEREFROM STRIP OFF THE WEST END THEREOF CONVEYED TO JEREMIAH H. BROWNING BY DEED RECORDED SEPTEMBER 15TH 1859, AS DOCUMENT 23078 IN BOOK 162, PAGE 619, SAID STRIP BEING THIRTY FOUR AND ONE HALF FEET WIDE AT NORTH END FORTY TWO FEET WIDE AT SOUTH END) IN COOK COUNTY, ILLINOIS.

PARCEL 3: PIN: 01-33-100-001-0000

THAT PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN BEING A STRIP OFF THE WEST END THEREOF CONVEYED TO JEREMIAH H. BROWNING BY DEED RECORDED SEPTEMBER 15TH 1859, AS DOCUMENT 23078 IN BOOK 162, PAGE 619, SAID STRIP BEING THIRTY FOUR AND ONE HALF FEET WIDE AT NORTH END FORTY TWO FEET WIDE AT SOUTH END, EXCEPT THAT PART OF THE ELGIN, JOLIET AND EASTERN RAILROAD RIGHT OF WAY, ALL IN COOK COUNTY, ILLINOIS.

5



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING GENERAL APPLICATION*

Special Use for _____ Rezoning from _____ to _____

Variation: Commercial Residential Sign

Plat (Subdivision & Others): Preliminary Final

Site Plan: Amendment Concept Preliminary Final

Master Sign Plan: Amendment

Other: _____

* ADDENDUM MATERIALS ARE REQUIRED FOR SPECIFIC REQUESTS

Posting of Notification Sign(s) may be required.

Specific requirements will be provided when your request is scheduled.

FOR VILLAGE USE ONLY

Hearing Fee \$1,500.00 Check No. 2255 Date Paid 10/26/2016

Project Number: 2016045P

Staff Assigned: P. Gugliotta

Meeting Date: _____

Public Hearing: Yes No

Sign Posting Required: Yes No

Date Sign Posted _____

PLEASE PRINT OR TYPE

Date: _____

Project Name: Plum Farms

Project Description: Mixed-Use Commercial/Residential

Project Address/Location: See Exhibit A

Property Index No. See Exhibit A

Acres: See Exhibit A Zoning District: See Exhibit A

I. Owner of Record

See Exhibit A c/o Rubina Realty Corporation

Name		Company
<u>22 East Dundee Road Suite 28</u>		<u>Barrington</u>
Street Address		City
<u>IL</u>	<u>60010</u>	<u>847 842 6200</u>
State	Zip Code	Telephone Number
		<u>fiatarola@rrc.net</u>
Fax Number		E-Mail Address

II. Applicant (Contact Person/Project Manager)

Anthony Iatarola 5a7 LLC


Name		Company
<u>22 East Dundee Road Suite 23</u>		<u>Barrington</u>
Street Address		City
<u>IL</u>	<u>60010</u>	<u>847 421 0050</u>
State	Zip Code	Telephone Number
		<u>ai@5a7.net</u>
Fax Number		E-Mail Address

Applicant's relationship to property: Developer

III. Owner Consent for Authorized Representative

It is required that the property owner or his designated representative be at all requests before the Planning and Zoning Commission (PZC). During the course of the meeting, questions may arise regarding the overall site, site improvements, special conditions to be included in a PZC recommendation, etc. The representative present must have knowledge of the property and have the authority to make commitments to comply with any and all conditions included in the PZC recommendations. Failure to have the owner or designated representative present at the meeting can lead to substantial delays in the hearing process. **If the owner cannot be present at the meeting, the following statement must be signed by the owner:**

I understand the requirement for the owner or an authorized representative to be present at the meeting with full authority to commit to requests, conditions and make decisions on behalf of the owner. I hereby authorize See Exhibit A to act on my behalf and advise that he/sh. has full authority to act as my/our representative.




Owner Signature

See Exhibit A

Print Name

III. Owners' Consents for Authorized Representative

I understand the requirement for the owner or an authorized representative to be present at the meetings of the Planning and Zoning Commission with full authority to commit to requests and conditions and to make decisions on behalf of the owner. I hereby authorize Anthony Iatarola, Manager, 5a7 LLC, to act on behalf of **Golden Goose Enterprises LLC** and advise that he has full authority to act as the representative of Golden Goose Enterprises LLC.



Owner's Signature

Anthony Iatarola / Manager
Owner's Printed Name and Title


I understand the requirement for the owner or an authorized representative to be present at the meetings of the Planning and Zoning Commission with full authority to commit to requests and conditions and to make decisions on behalf of the owner. I hereby authorize Anthony Iatarola, Manager, 5a7 LLC, to act on behalf of **Plum Farms OSR72, LLC** and advise that he has full authority to act as the representative of Plum Farms OSR72, LLC.



Owner's Signature

Anthony Iatarola / Manager
Owner's Printed Name and Title

I understand the requirement for the owner or an authorized representative to be present at the meetings of the Planning and Zoning Commission with full authority to commit to requests and conditions and to make decisions on behalf of the owner. I hereby authorize Anthony Iatarola, Manager, 5a7 LLC, to act on behalf of **Rubina Realty Corporation** and advise that he has full authority to act as the representative of Rubina Realty Corporation.



Owner's Signature

Mark F. Iatarola / President
Owner's Printed Name and Title


Owner's Signature

Owner's Printed Name

IV. Acknowledgement(s)

- Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village. Further, Applicant acknowledges, understands and agrees that only formal action (including, but not limited to, motions, resolutions and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable or otherwise.
- Planning and Zoning Commission members and Village Staff often conduct inspections of subject site(s) as part of the pre-hearing review of requests. These individuals will be carrying official Village identification cards that can be shown upon request.

The Owner and Applicant, by signing this Application, certify to the correctness of the application and all submittals.

Owner's Signature: 

Owner's Name (Please Print): See Exhibit A

Applicant's Signature: _____
(If other than Owner)

Applicant's Name (Please Print): See Exhibit A

Date: 10-25-2016

All requests must be accompanied by the items required and all fees must be paid before the Planning and Zoning Commission can hear any case.

Please contact the Planning Division (located in the Municipal Building) with any questions:

Email: planning@hoffmanestates.org
Address: 1900 Hassell Road
Hoffman Estates, IL 60169
Phone: (847) 781-2660
Fax: (847) 781-2679


Addendums Attached:

- Special Use
- Rezoning
- Variation
- Plat
- Site Plan
- Master Sign Plan
- Other Exhibit A

IV. Owners' and Applicant's Certifications

The Owners and Applicant, by signing this Application, certify to the correctness of the application and all submittals.


Golden Goose Enterprises LLC



Signature

Anthony Iatarola / Manager
Printed Name and Title


Plum Farms OSR72, LLC



Signature

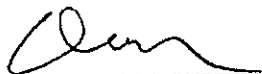
Anthony Iatarola / Manager
Printed Name and Title

Rubina Realty Corporation



Signature

Mark F. Iatarola / President
Printed Name and Title



Signature

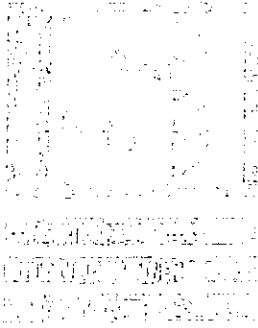
Anthony Iatarola / manager
Printed Name and Title

5a7 LLC

Exhibit A
to Plat of Subdivision Application
for Plum Farms Subdivision

Lot	Acreage	Address/Location	PIN	Status and Zoning	Owner
1		344 Old Sutton Road Barrington Hills, IL 60010 302 Higgins Road Barrington Hills, IL 60010 300 Higgins Road Barrington Hills, IL 60010	01-28-301-003, 01-33-100-002, and 01-33-100-001	Unincorporated, Cook County R-1 Single-Family Residence District	Golden Goose Enterprises LLC
2		Northwest corner of Old Sutton Road and Higgins Road	01-32-200-005 and 01-33-101-001	Incorporated, Hoffman Estates C-MU Commercial-Mixed Use District	Plum Farms OSR72, LLC and Rubina Realty Corporation
3		276 Higgins Road Hoffman Estates 60192	01-33-103-005	Incorporated, Hoffman Estates C-MU Commercial-Mixed Use District	Rubina Realty Corporation

Owners authorize Anthony Iatarola, Manager, 5a7 LLC to act on their behalf. Please review the Project Narrative (Tab 1) for further detail regarding the Plum Farms project.



10-6-3 B of Municipal Code Section 10-6-3 states:

MEMORANDUM

To: Mark Koplín
Assistant Village Manager Development Services
1900 Hassell Road
Hoffman Estates, Illinois 60169

From: Gabriela Ptasinska, PLS, SPACECO, Inc.

Date: October 25, 2016

Re: Final Plat of Plum Farms Subdivision
Hoffman Estates, Illinois
SPACECO Project 8646

SPACECO, Inc. has prepared the Final Plat of Plum Farms Subdivision for 5a7 LLC. Said plat conforms to Municipal Code Section 10-6-3, except the following:

Section 10-6-3 B of Municipal Code Section 10-6-3 states:

“Drawings shall not be at a scale where one inch represents more than 100 feet (1”=100’) and must be a standard engineering scale”

Comment: Due to the configuration and areas of the proposed lots, the Final Plat of Subdivision was prepared in scale 1”=200’. The plat adequately depicts required information. SPACECO, Inc. would like to request a waiver of the quoted above requirement.

“ 1. Location and position of the plat in each of the following ways:

c. By a written legal description of the exterior boundaries of the land as surveyed and divided.”

Comment: Sheet 3 of 3 includes the **record** legal descriptions that sufficiently describe the subdivided property (not metes and bounds legal description). The common practice when preparing the plat of subdivision is to use the original legal description included in the recorded deeds when acquiring the property. SPACECO would like to request a waiver of the quoted above requirement.

Section 10-6-3 A of Municipal Code Section 10-6-3 states:

“Location and position of the plat indicate by each of the following ways:

b. by a 1”=2000’ scale or large drawing of the area showing the proposed plat in relation to any district boundaries and major streets.”

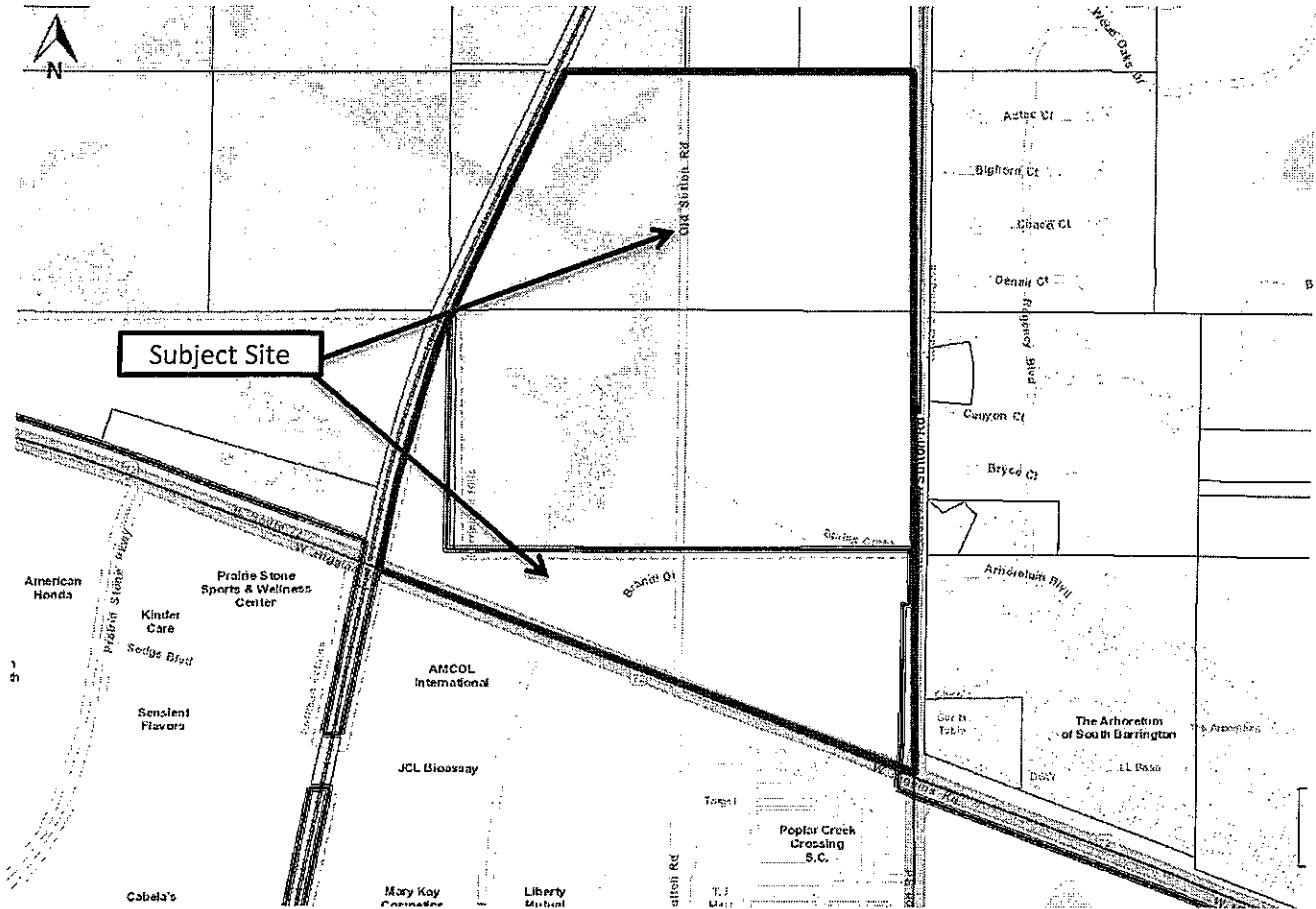
Comment: Please advise if the Vicinity Map included on sheet 1 of 3 and Section Detail included on sheet 2 of 3 is sufficient to comply with the quoted above requirement.

References:

Municipal Code Section 10-6-3

NW Corner of Sutton Rd (Rt. 59) & Higgins Rd (Rt.72)

P.I.N.s 01-28-301-003, 01-32-200-005, 01-33-100-001, 01-33-100-002,
01-33-101-001, 01-33-103-005



February 2017
Village of Hoffman Estates
Planning Division



NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning and Zoning Commission of the Village of Hoffman Estates will hold a public hearing at the request of 507 LLC (applicant), on behalf of Golden Goose Enterprises LLC and Rubina Realty Corporation (owners), to consider a map amendment (rezoning), upon annexation, of property located on the east and west sides of Old Sutton Road, approximately 600 feet north of Higgins Road (Illinois State Route 72) to a proposed new TN - Traditional Neighborhood Zoning District to allow a mixed use residential development. The subject properties are generally bounded by Illinois State Route 59 on the east and the Canadian National Railroad right of way on the west, and collectively contain approximately 146 acres.
P.L.N.s: 01-28-301-008, 01-33-00-002, part of 01-33-100-001
The hearing will be held on Wednesday, March 15, 2017 at 7:00 p.m. in the Hoffman Estates Municipal Building, 200 Hassell Road, Hoffman Estates, IL.
Iva Combs, Chairperson
Planning and Zoning Commission
Published in Daily Herald
Feb. 28, 2017 (4465624)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt. Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake park, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Sugar Grove, North Aurora, Glenview

County(ies) of Cook, Kane, Lake, McHenry and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published February 28, 2017 in said **DAILY HERALD**.

IN WITNESS WHEREOF, the undersigned, the said **PADDOCK PUBLICATIONS, Inc.**, has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY *Danula Baltz*
Authorized Agent

Control # 4465624

Plum Farms



0 385 770 Feet



Planning Division
Village of Hoffman Estates
February 2017

Full-Sized Plans
Available at the
Hoffman Estates Village
Hall (1900 Hassell
Road).